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# WISKUP PROJECTS

20 King Street, Manhattan, Block 519 Lot 29  
DOCKET# LPC-26-02927  
2/12/2026 - Community Board 2

# Public Hearing Scope

- ① Rear yard addition
- ② Rooftop bulkhead and glass guardrails
- ③ Modification to mansard roof
- ④ Removal of metal lintel caps at front facade
- ⑤ Installation of aluminum-clad windows at front facade
- ⑥ Installation of stoop gate



Historic Photo  
1940s Tax Photos



Looking North from Charlton Street and 6th Avenue



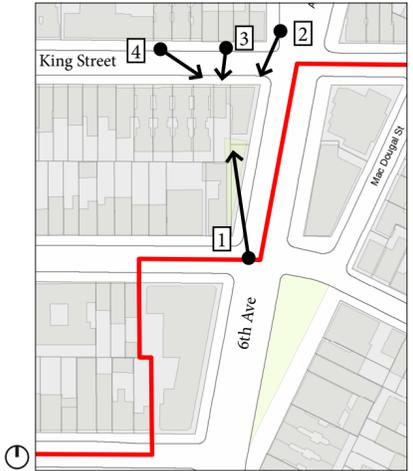
Looking South from King Street and 6th Avenue



King Street Frontage



Looking West towards 6th Avenue on King Street



**Historic Photo [approx. 1925]**  
Looking North West from 6th Avenue



**Historic Photo [approx. 1927]**  
Looking West on King Street



**Historic Photo [approx. 1935]**

Looking North from 6th Avenue and Charlton St.



**Historic Photo [approx. 1935]**

Looking North from 6th Avenue and MacDougal St.



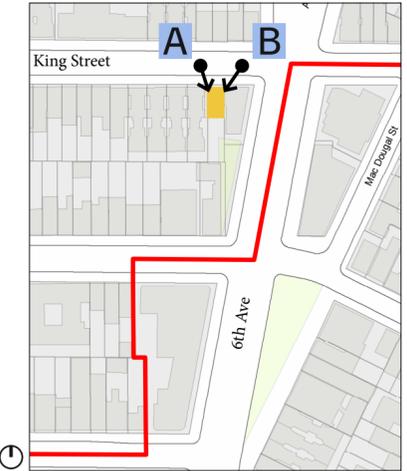
Color Photos of Existing Conditions  
Front Facade



A



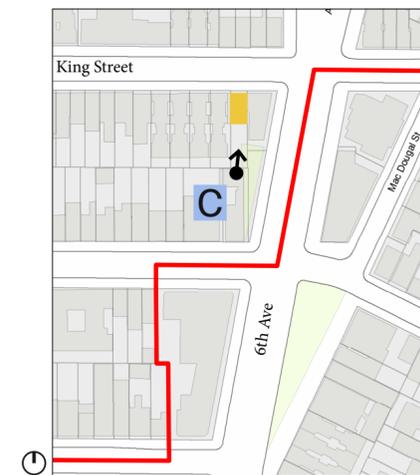
B



**Color Photos of Existing Conditions**  
Rear Facade



C



**Color Photos of Existing Conditions**  
Rear Yard



D



**Color Photos of Existing Conditions**  
Rear Facades of Adjacent Buildings / Eastern Property Line

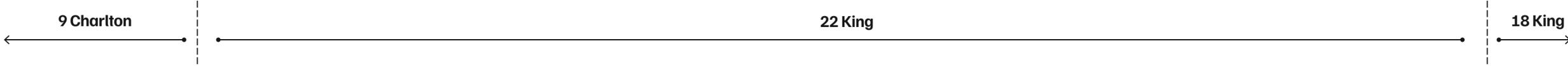


**Color Photos of Existing Conditions**  
Rear Facades of Adjacent Buildings / Southern Property Line

9 Charlton



**Color Photos of Existing Conditions**  
Rear Facades of Adjacent Buildings / Western Property Line

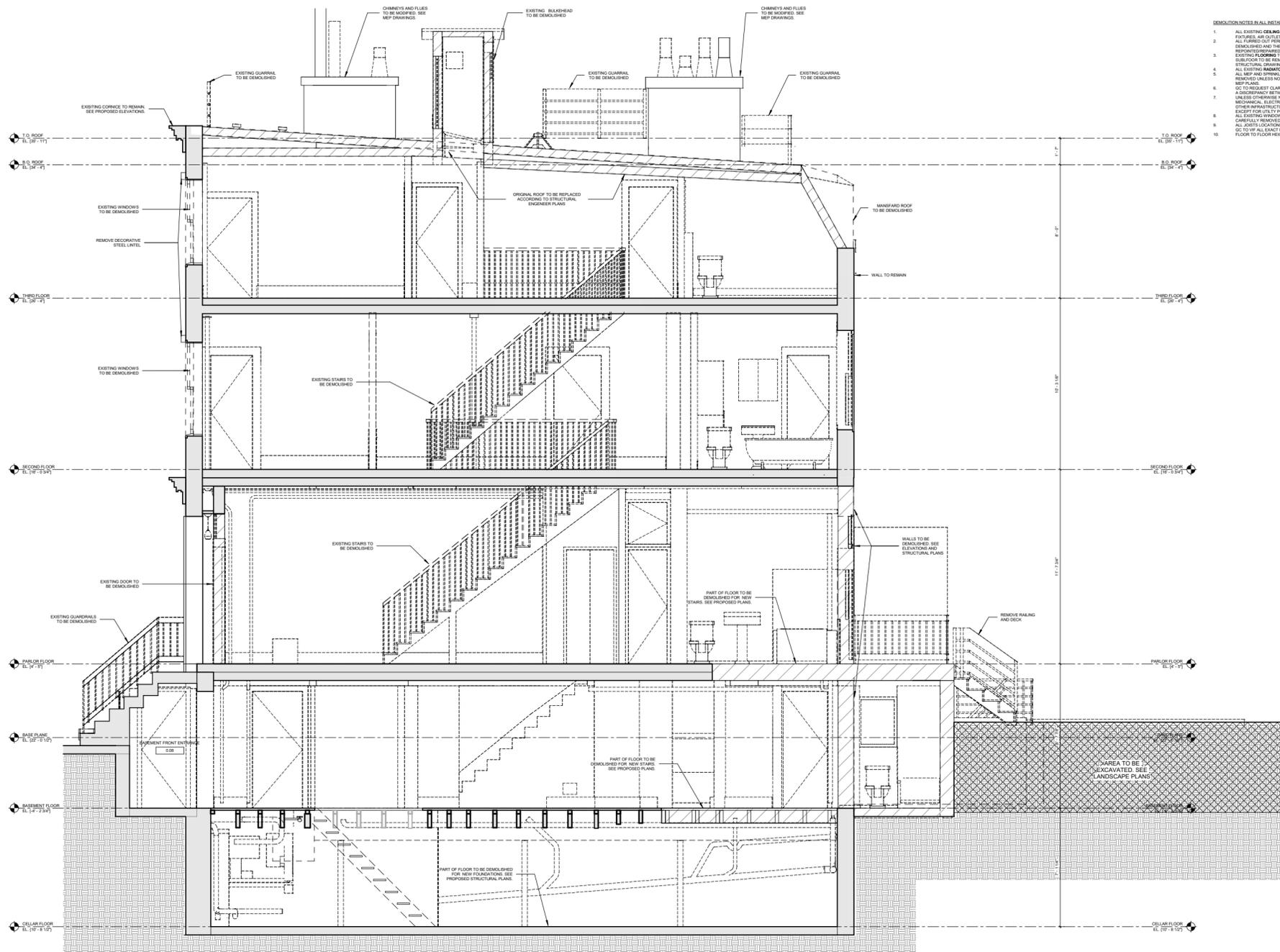


# Proposed Design Overview

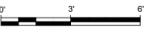
- ① Rear yard addition
- ② Rooftop bulkhead and glass guardrails
- ③ Modification to mansard roof
- ④ Removal of metal lintel caps at front facade
- ⑤ Installation of aluminum-clad windows at front facade
- ⑥ Installation of stoop gate



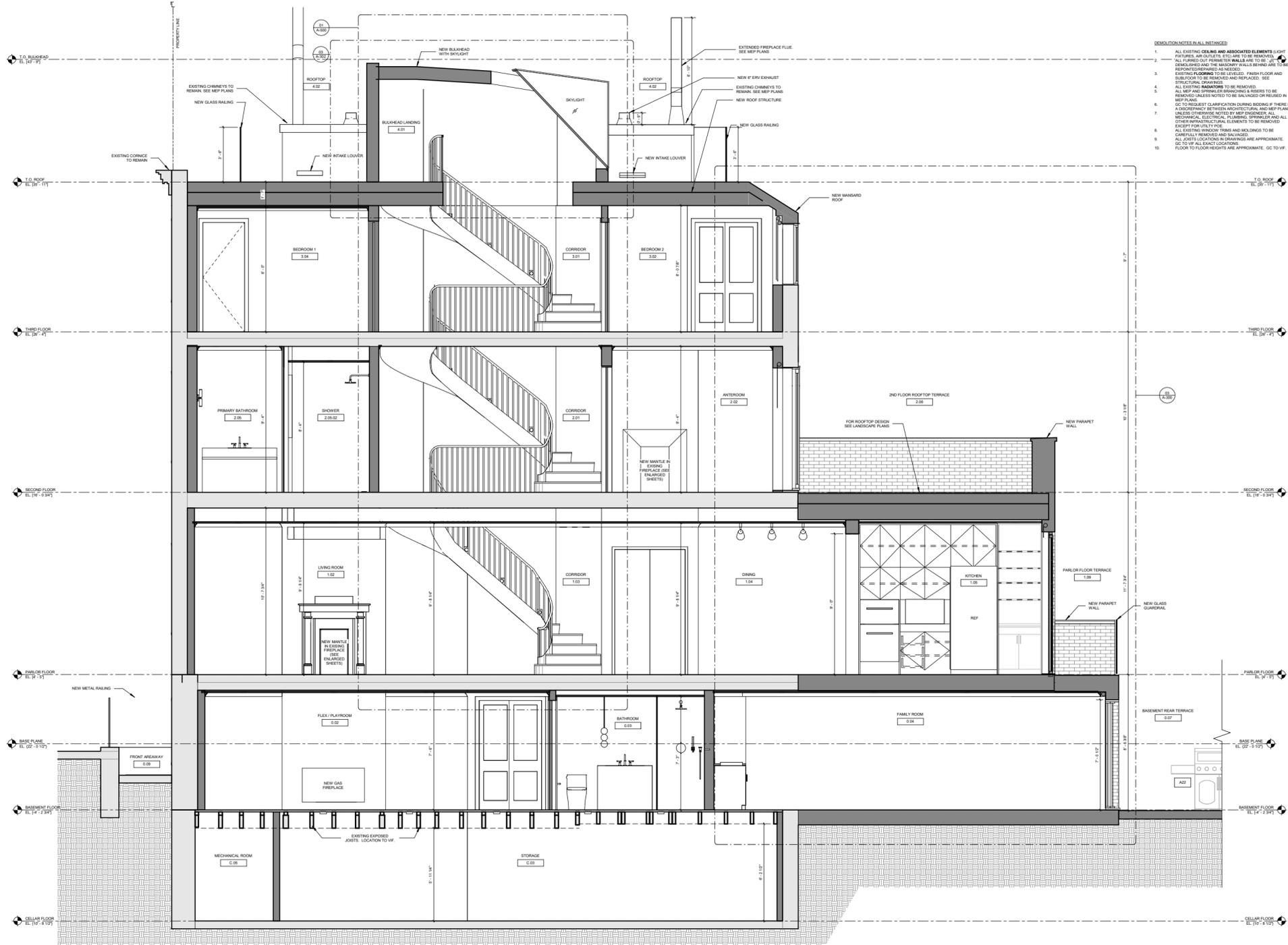
# Existing Section



**01** N/S SECTION 2 EXISTING / DEMOLITION  
3/8" = 1'-0"



# Proposed Section #1



- DEMOLITION NOTES IN ALL INSTANCES:**
1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR GRILLS, ETC.) TO BE REMOVED.
  2. ALL EXISTING CEILING WALLS TO BE REMOVED AND THE MASONRY WALLS BEHIND ARE TO BE REPOSEURED/REPAIRED AS NEEDED.
  3. EXISTING FLOORING TO BE LEVELLED. FINISH FLOOR AND SUB-FLOOR TO BE DEMOLISHED AND REPAIRED. SEE STRUCTURAL DRAWINGS.
  4. ALL EXISTING BATHMATS TO BE REMOVED UNLESS NOTED TO BE SALVAGED OR REUSED IN MEP PLANS.
  5. GC TO REQUEST CLARIFICATION DURING BIDDER IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS OR ANY OTHERWISE NOTED BY MEP ENGINEER.
  6. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
  7. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
  8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
  9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GO TO VIF FOR ALL EXACT LOCATIONS.
  10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

**01** N/S SECTION 1 PROPOSED  
3/8" = 1'-0"



King Street is rich in handsome Greek Revival houses of the early period, the 1840's. Numbers 20, 40, 42 and 44 are perfect, and in their original state - a great example of survival. Their brownstone doorways, strict and linear, their window lintels, their roof cornices with frames, their ironwork with Grecian motifs - their stair railings terminating on handsome columns of brownstone - are all there. Number 34 is another fine Greek Revival house with its doorway crested with ornament ( the anthemion motif) designed in the manner associated with Minard Lafever, the great architect of the period. Number 32, which was its twin, has had a Mansard roof added, which hurts the relationship but is in itself an interesting "modernization" not old enough to have considerable charm. Numbers 22, 24, 26, and 28 are identical apartment houses of 1901, and are outstanding examples for this period. Of red brick, they are covered in a lavish way with white stone ornamentation, which is very eclectic. Their stonework is of a type fast disappearing.

Stoop Fence and New Gate  
Precedents



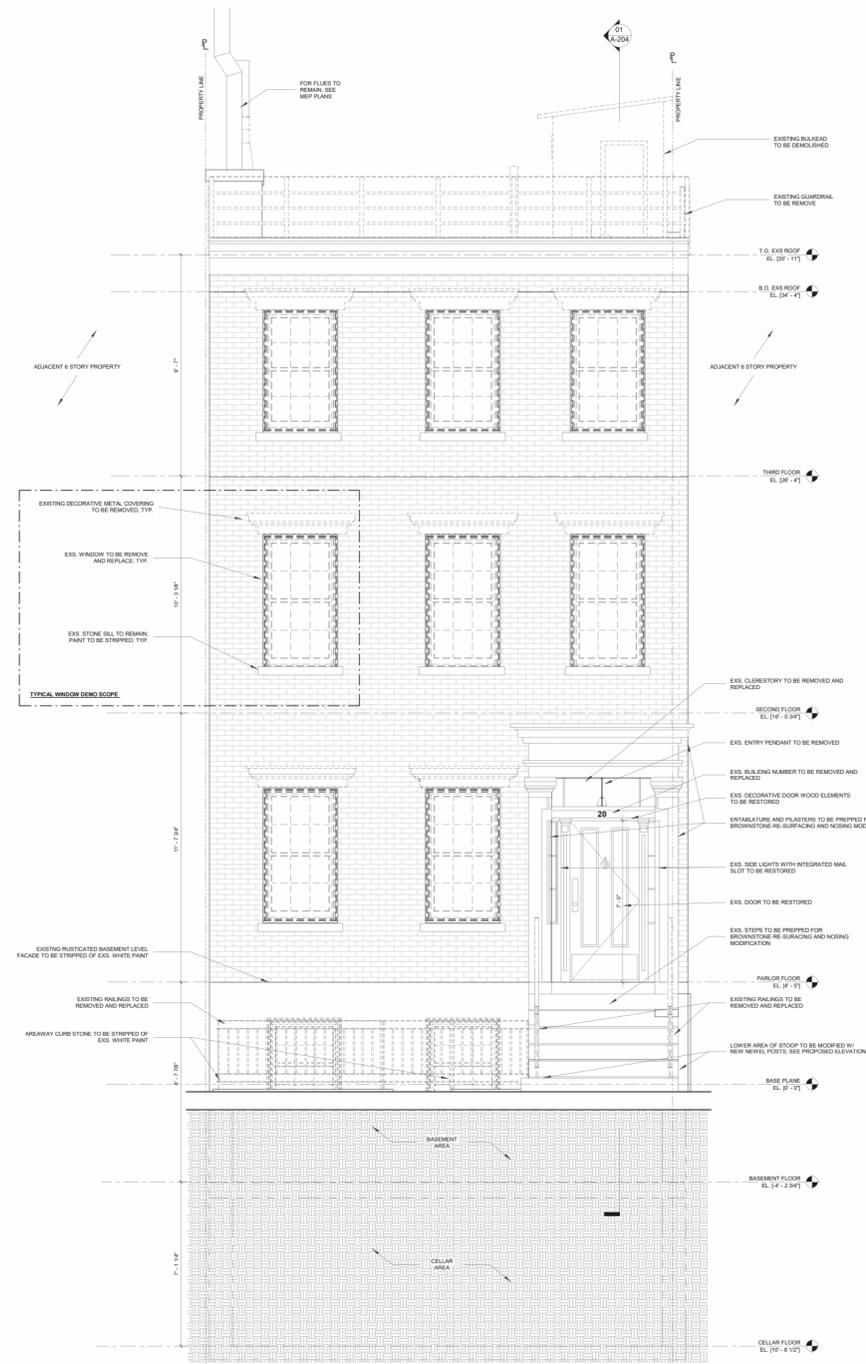
42 King

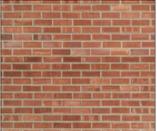
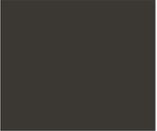
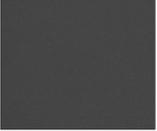
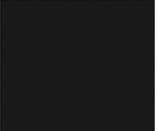
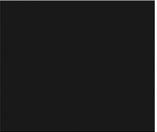


44 King

# Existing and Proposed King Street Facade

## North Facade



- 
**BRICK FACADE**  
 EXISTING BRICK TO REMAIN,  
 CLEANED AND REPOINTED  
 W/ HIGH LIME MORTAR TO LPC SPEC
- 
**BROWNSTONE REPAIR**  
 MANF: CATHEDRAL STONE  
 SERIES: M70- BROWNSTONE  
 COLOR: S2-BS
- 
**METAL FRAMED WINDOWS**  
 MANF: MARVIN  
 COLOR: BRONZE
- 
**GLASS RAILING**  
 MANF: TBD  
 SERIES: 1/2" LAMINATED  
 COLOR: CLEAR LOW IRON
- 
**BULKHEAD**  
 MANF: ALUCOBOND  
 COLOR: DARK BRONZE ANODIZED
- 
**NEW RAILS & GATES**  
 TNAMEC PAINT  
 COLOR: EXACT COLOR TBD  
 FINISH: PAINTED
- 
**WINDOW BARS**  
 EXISTING IRON TO REMAIN  
 CLEANED & REPAIRED  
 FINISH: PAINTED  
 COLOR: EXACT COLOR TO MATCH NEW  
 RAILS & GATES

Lintel Probes  
King Street Facade



**Replaced Lintel Precedent**  
LPC Approved - 52 King Street



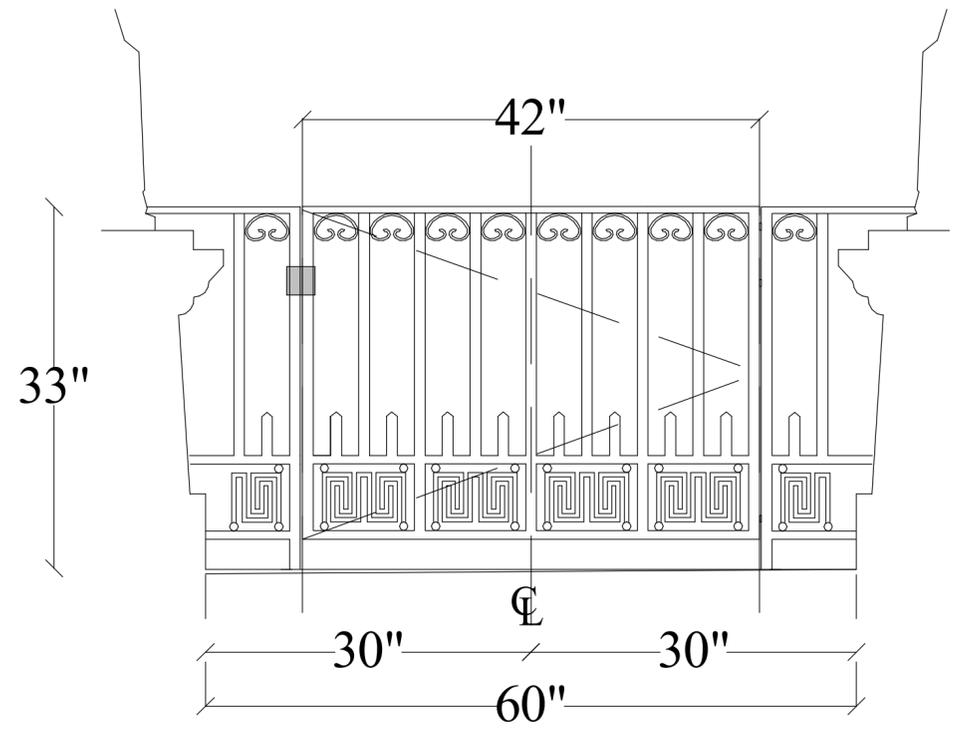
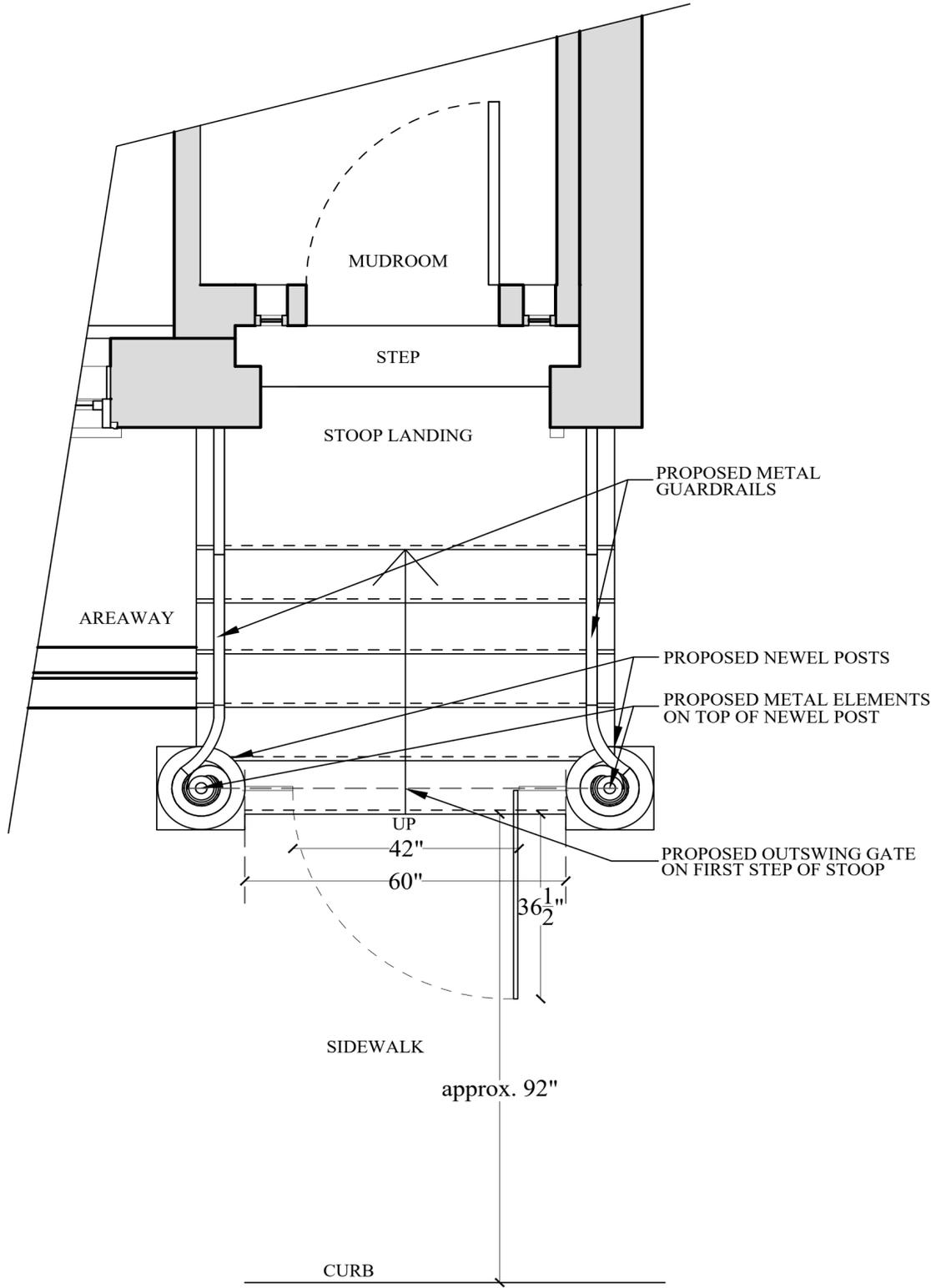
**Since moving into the home in the Fall of 2025, the owners have experienced:**

- 1) Break-in and intruder at night while they were sleeping in the home**
- 2) Mugging directly in front of their home**
- 3) Ongoing Loitering**

# Stoop Fence and New Gate Proposed

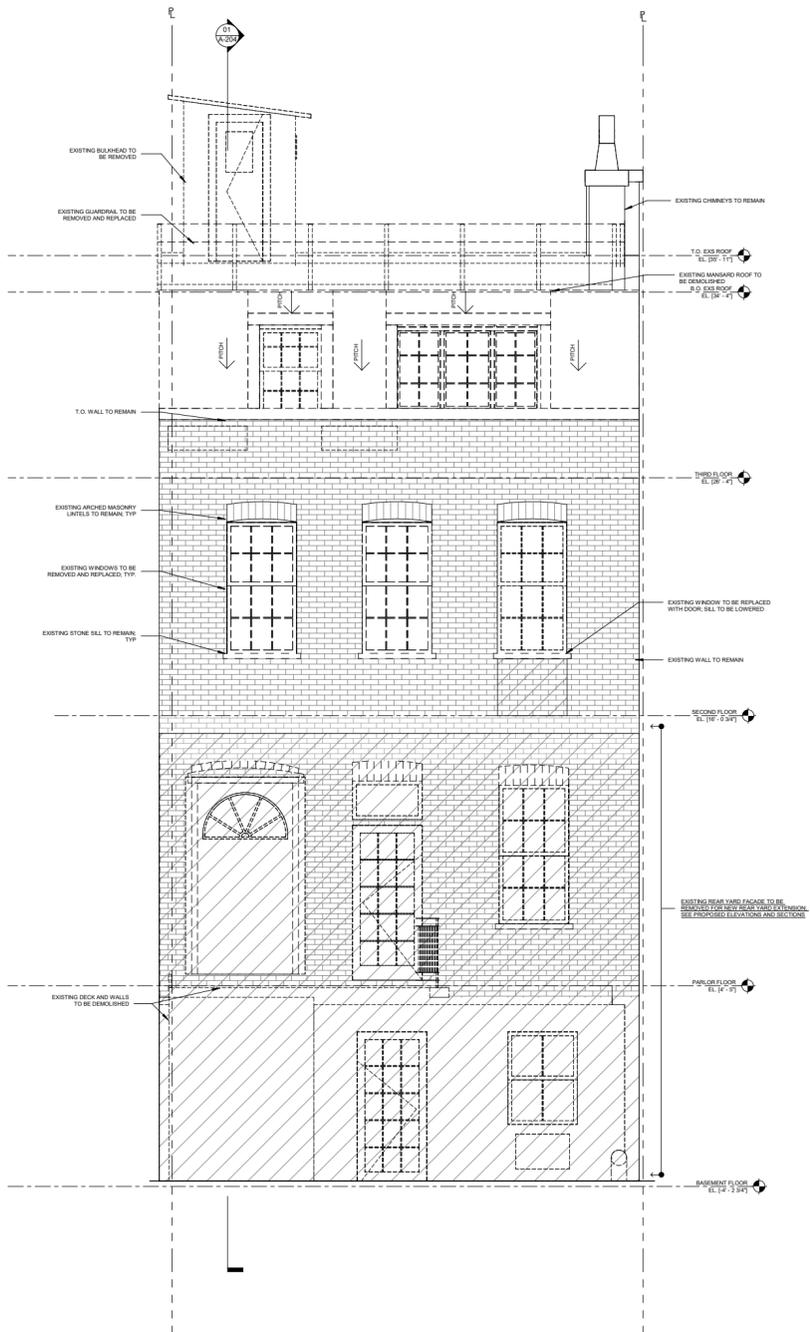


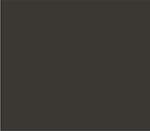
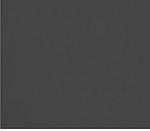
**Stoop Gate**  
Details



# Existing and Proposed King Street Facade

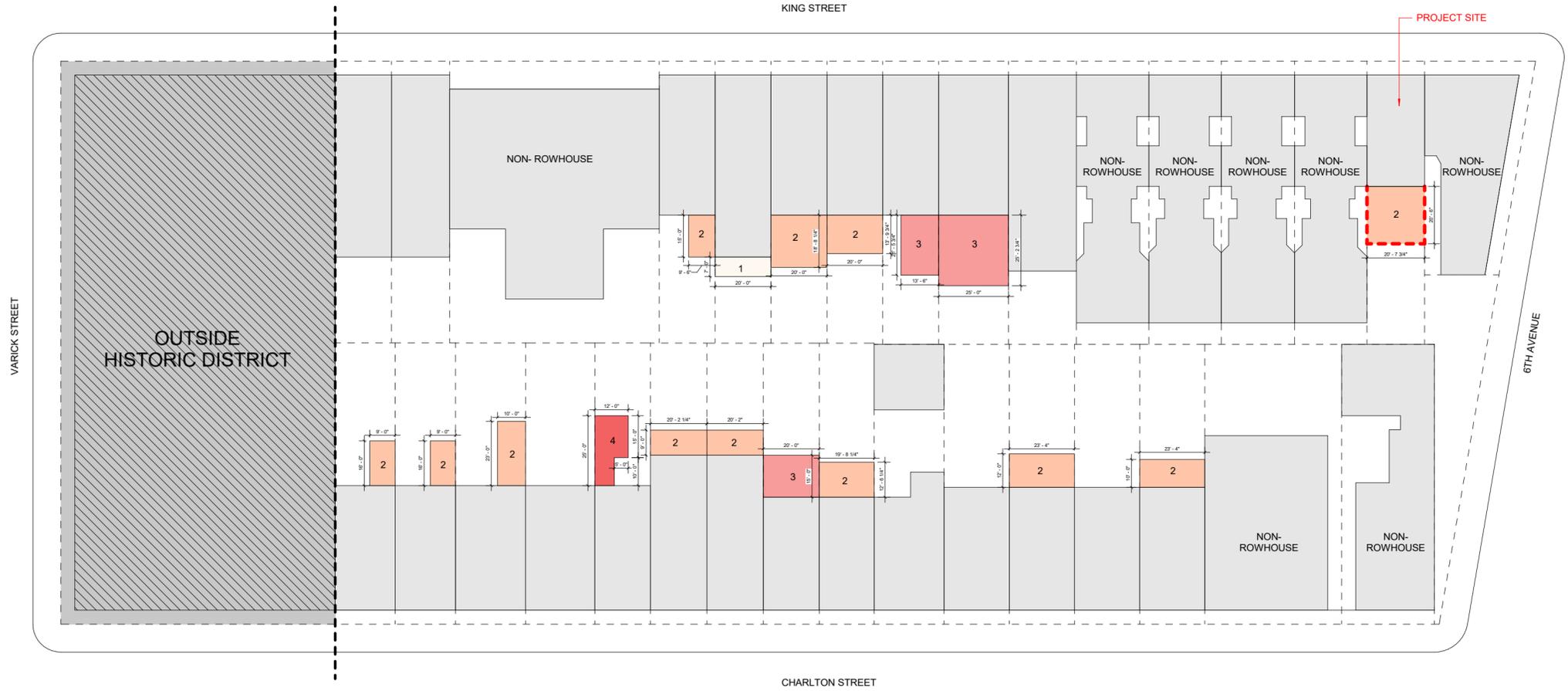
## South Facade



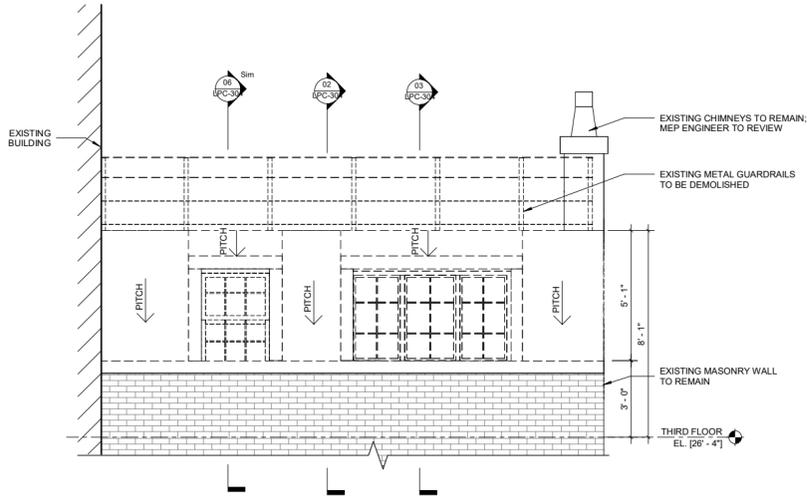
- 
**BRICK FACADE**  
 NEW BRICK AND MORTAR TO MATCH EXISTING
- 
**MANSARD ROOF**  
 MANF: GOTHAM METALS  
 COLOR: MATTE BLACK  
 FINISH: ULTRA-COOL LOW GLOSS
- 
**METAL FRAMED WINDOWS**  
 MANF: MARVIN  
 COLOR: BRONZE
- 
**METAL SLIDING DOOR FRAME**  
 MANF: OPTIMUM STEEL WINDOW MFG CORP.  
 COLOR: RELI ESPRESSO  
 FINISH: POWDER-COATING
- 
**GLASS RAILING**  
 MANF: TBD  
 SERIES: 1/2" LAMINATED  
 COLOR: CLEAR LOW IRON
- 
**BULKHEAD**  
 COLOR: DARK BRONZE ANODIZED
- 
**PAVERS**  
 MANF: HANOVER  
 COLOR: GLACIER WHITE  
 FINISH: TUDOR
- 
**GARDEN PAVERS**  
 MANF: STONEWOOD PRODUCTS  
 COLOR: NATURAL CLEFT VARIEGATED

# Full Block Plan

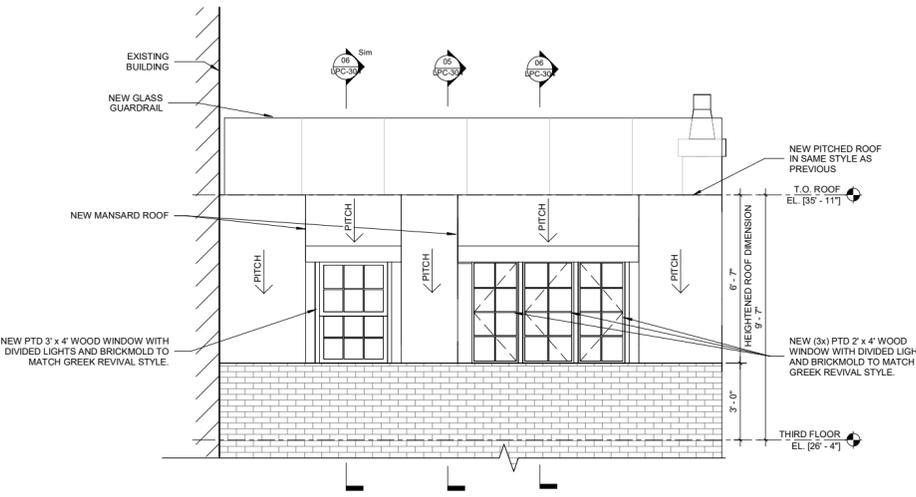
BLOCK PLAN LEGEND	
	BUILDING
	1 STORY ADDITION
	2 STORY ADDITION
	3 STORY ADDITION
	4 STORY ADDITION



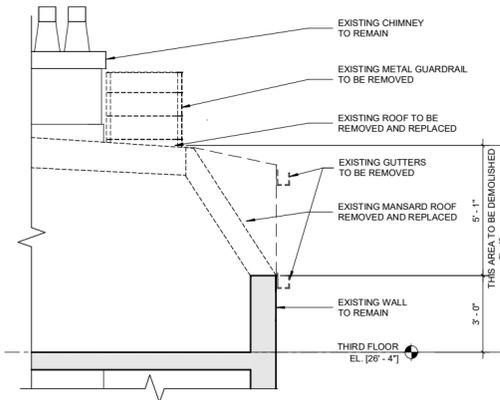
# Mansard Roof Design



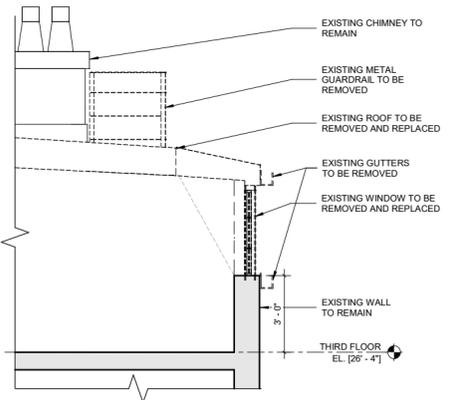
**01** ELEVATION - DEMOLITION  
3/8" = 1'-0"



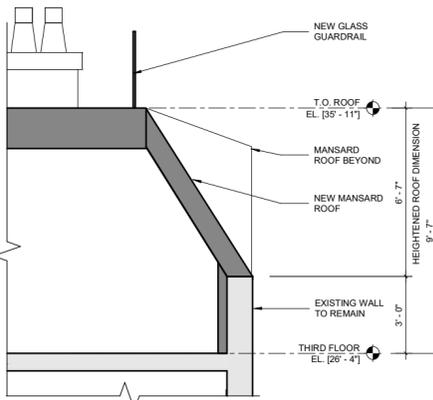
**04** ELEVATION - PROPOSED  
3/8" = 1'-0"



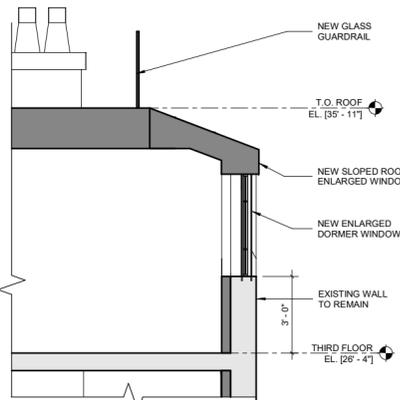
**02** SECTION - DEMOLITION  
3/8" = 1'-0"



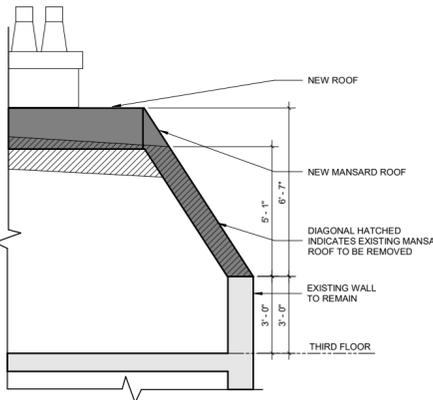
**03** SECTION - DEMOLITION  
3/8" = 1'-0"



**05** SECTION - PROPOSED  
3/8" = 1'-0"



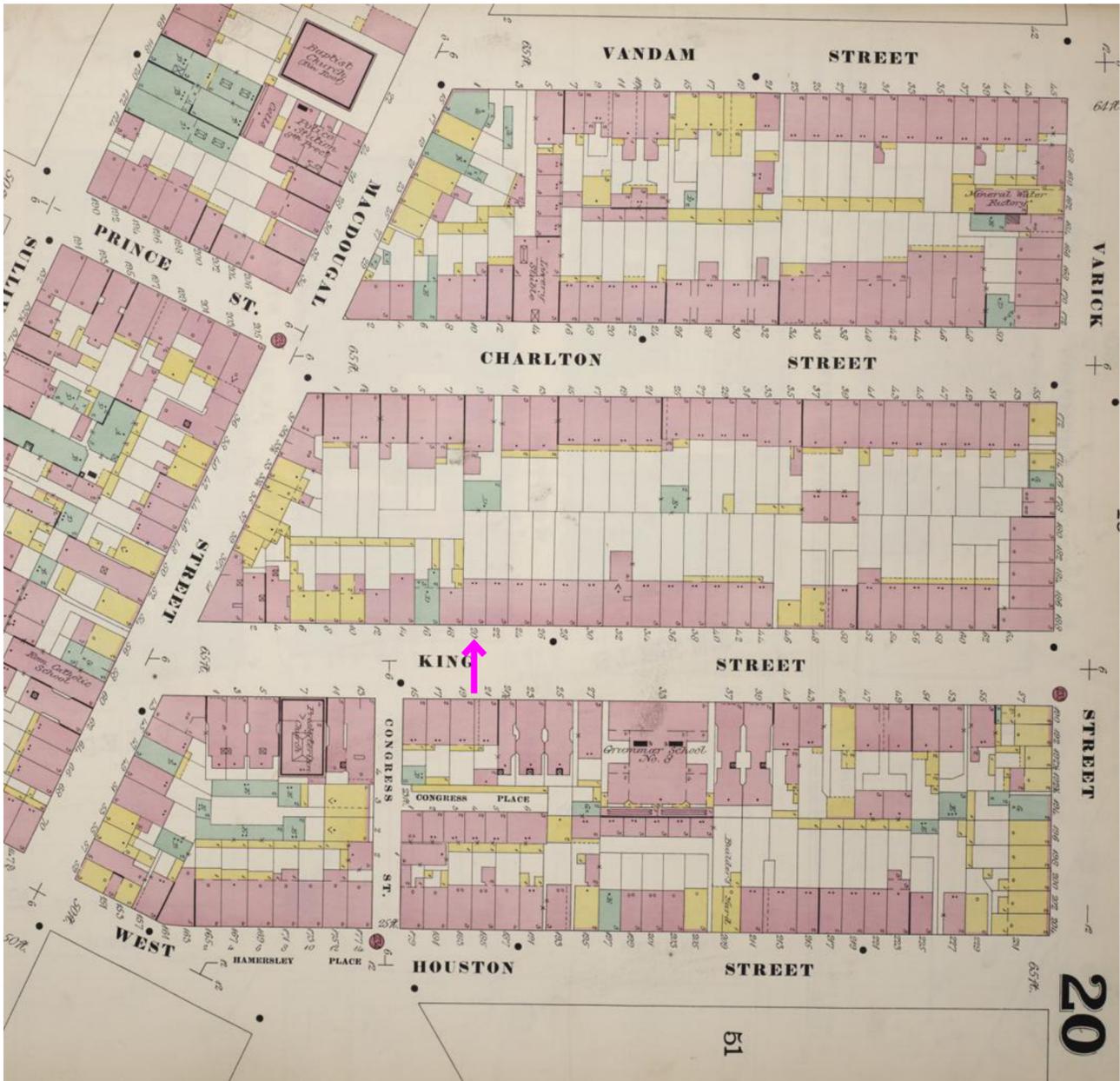
**06** SECTION - PROPOSED  
3/8" = 1'-0"



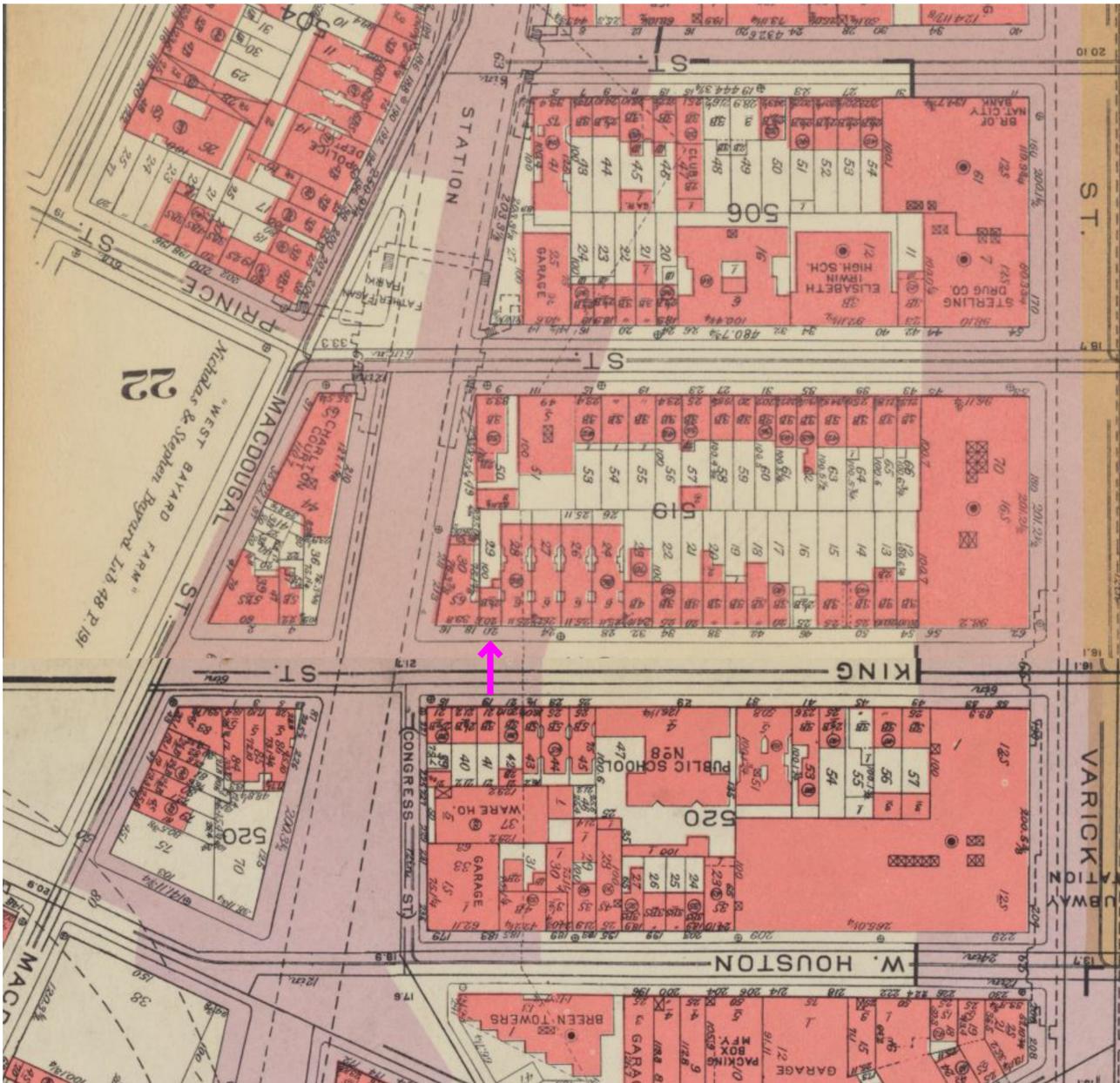
**07** MANSARD ROOF DIAGRAM  
3/8" = 1'-0"

Urban Fabric Before and After the Sixth Avenue Extension

Arrow Pointing to 20 King St.

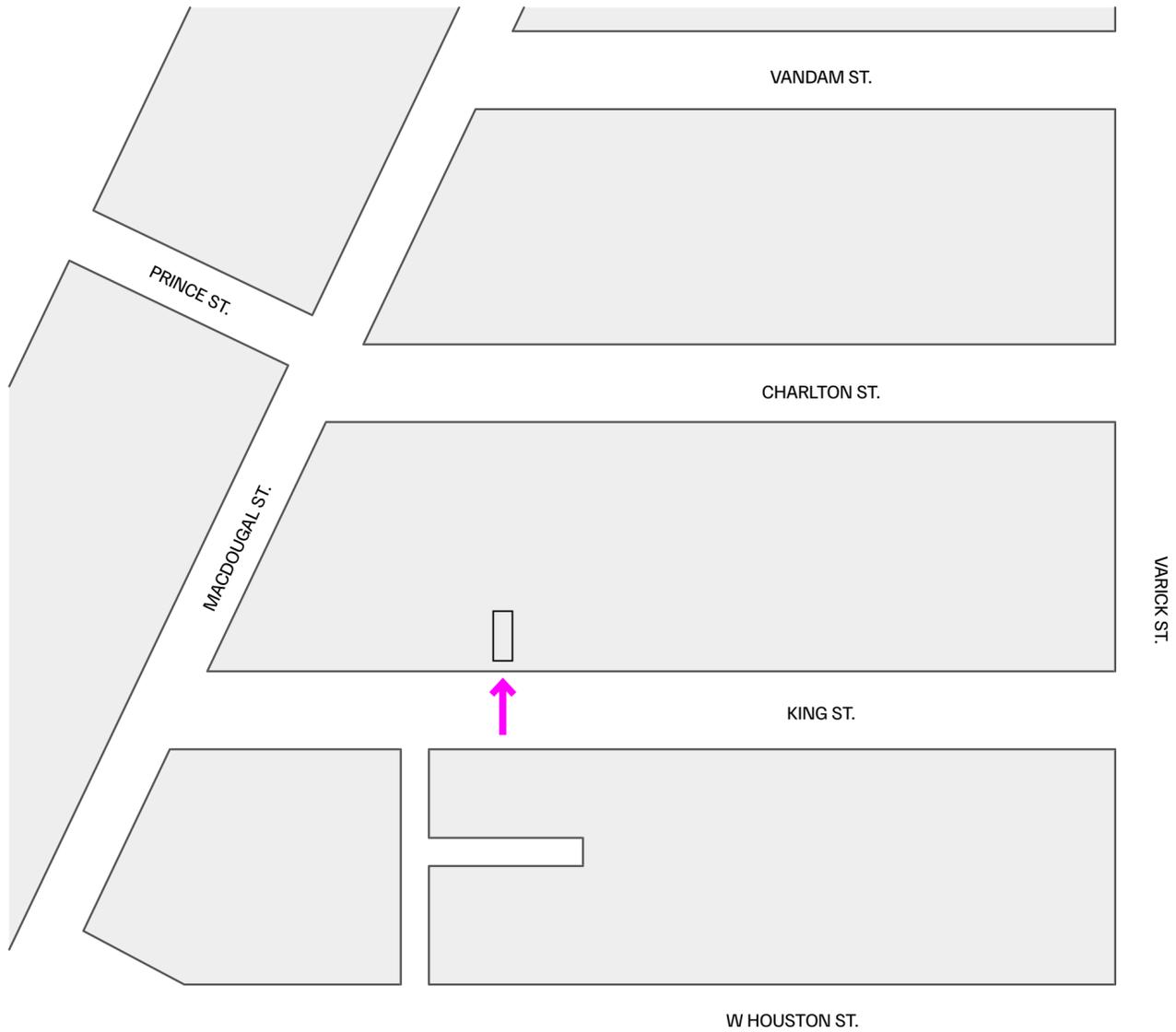


1894 SANBORN MAP

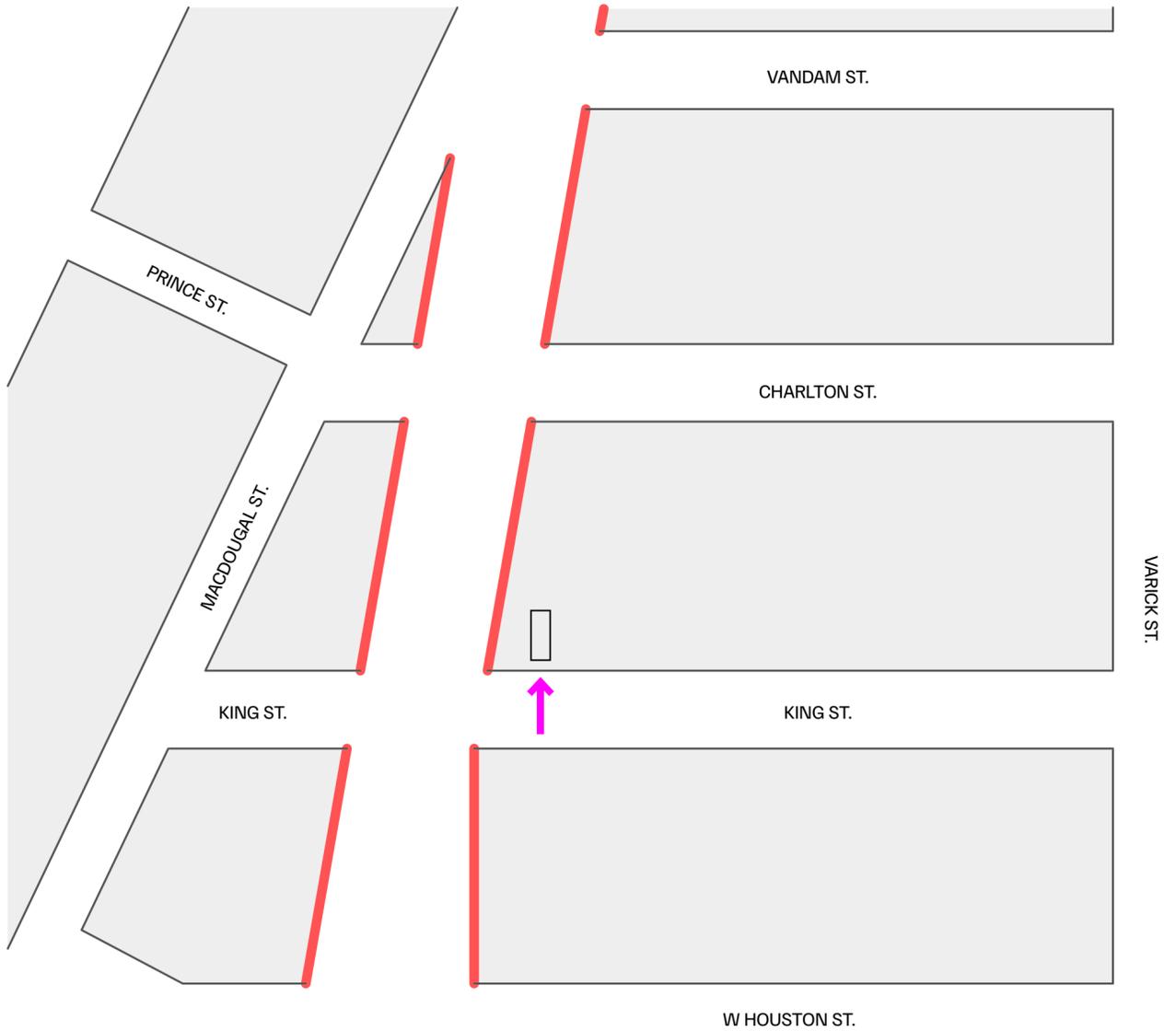


1955 SANBORN MAP

Resulting Urban Massing

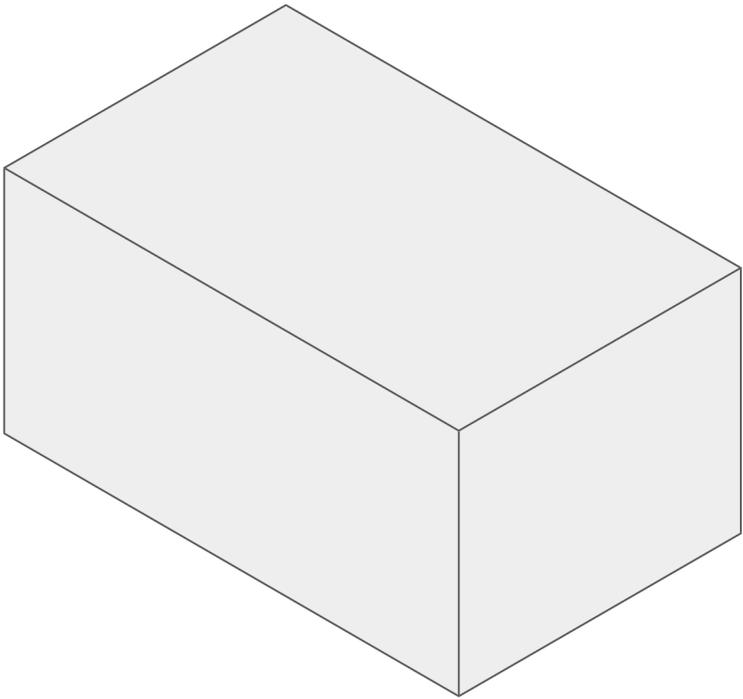


PRIOR TO 6TH AVENUE EXTENSION

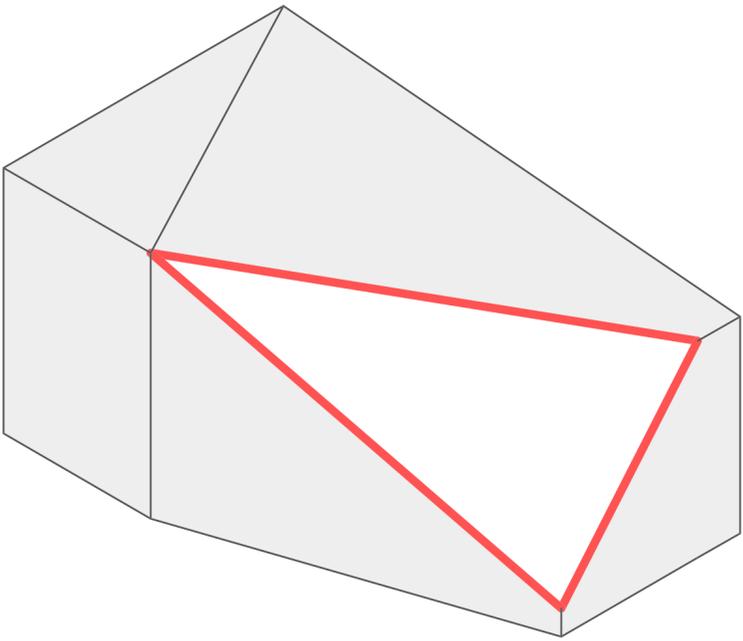


AFTER 6TH AVENUE EXTENSION

**Bulkhead Massing: Sculpted Volume**



**BULKHEAD ENVELOPE**



**PROPOSED SCULPTED VOLUME**

**Bulkhead Mockup**  
Looking North East

**EXISTING BULKHEAD  
TO BE REMOVED**



**PROPOSED BULKHEAD**



**Bulkhead Mockup**  
Looking South East



**PROPOSED BULKHEAD**

**EXISTING BULKHEAD  
TO BE REMOVED**



**Rail and Mansard Roof Mockup**  
Looking South



**PROPOSED GUARDRAIL**  
GREEN NETTING

**PROPOSED BULKHEAD**

**PROPOSED TOP OF MANSARD ROOF**  
YELLOW NETTING



**Rail Roof Mockup**  
Looking North



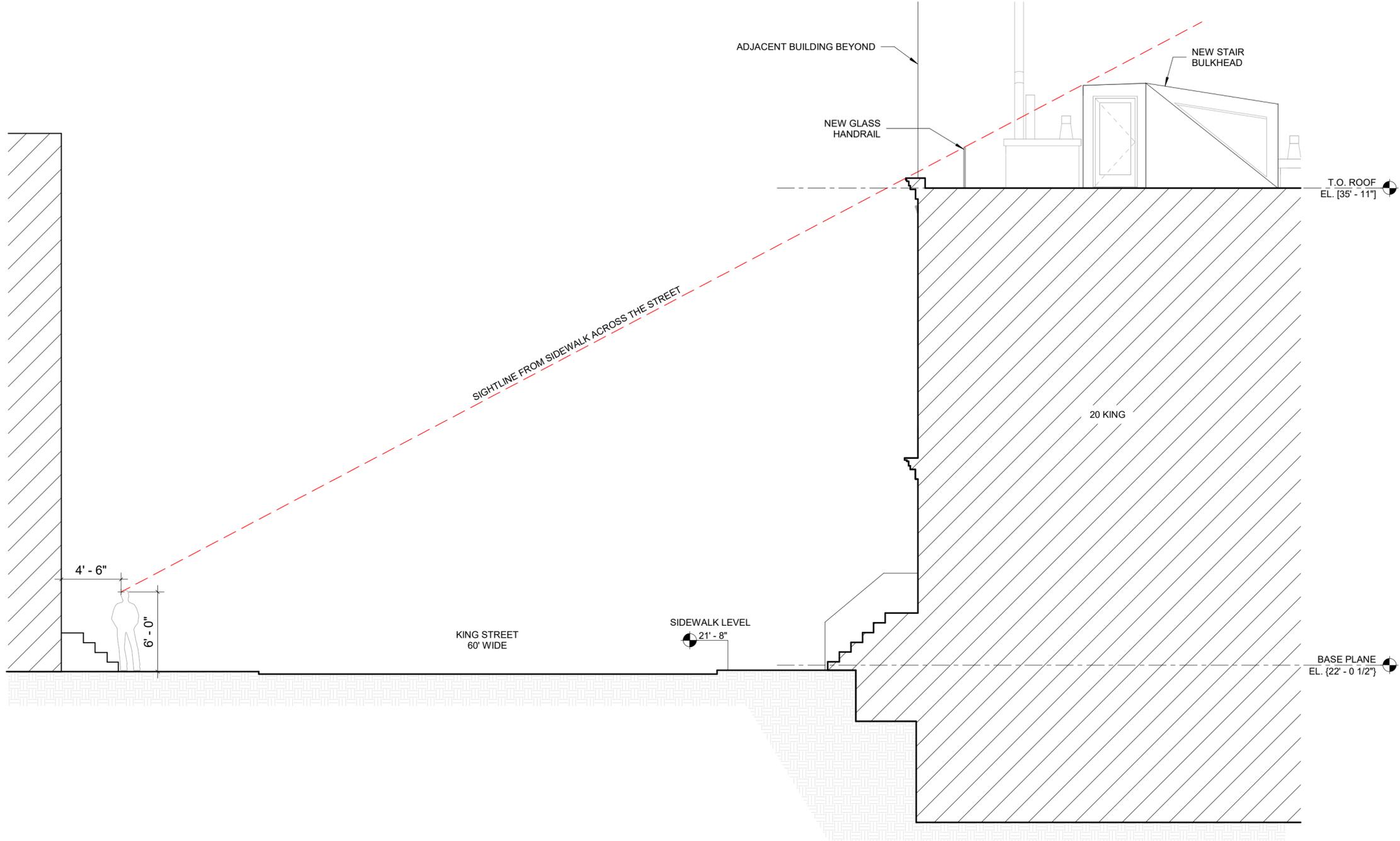
**PROPOSED GUARDRAIL  
GREEN NETTING**

**PROPOSED BULKHEAD**



**Visibility**  
Front Yard Sitrine Section

**NOTE:** Proposed Rooftop work not visible directly across street , King Street Frontage



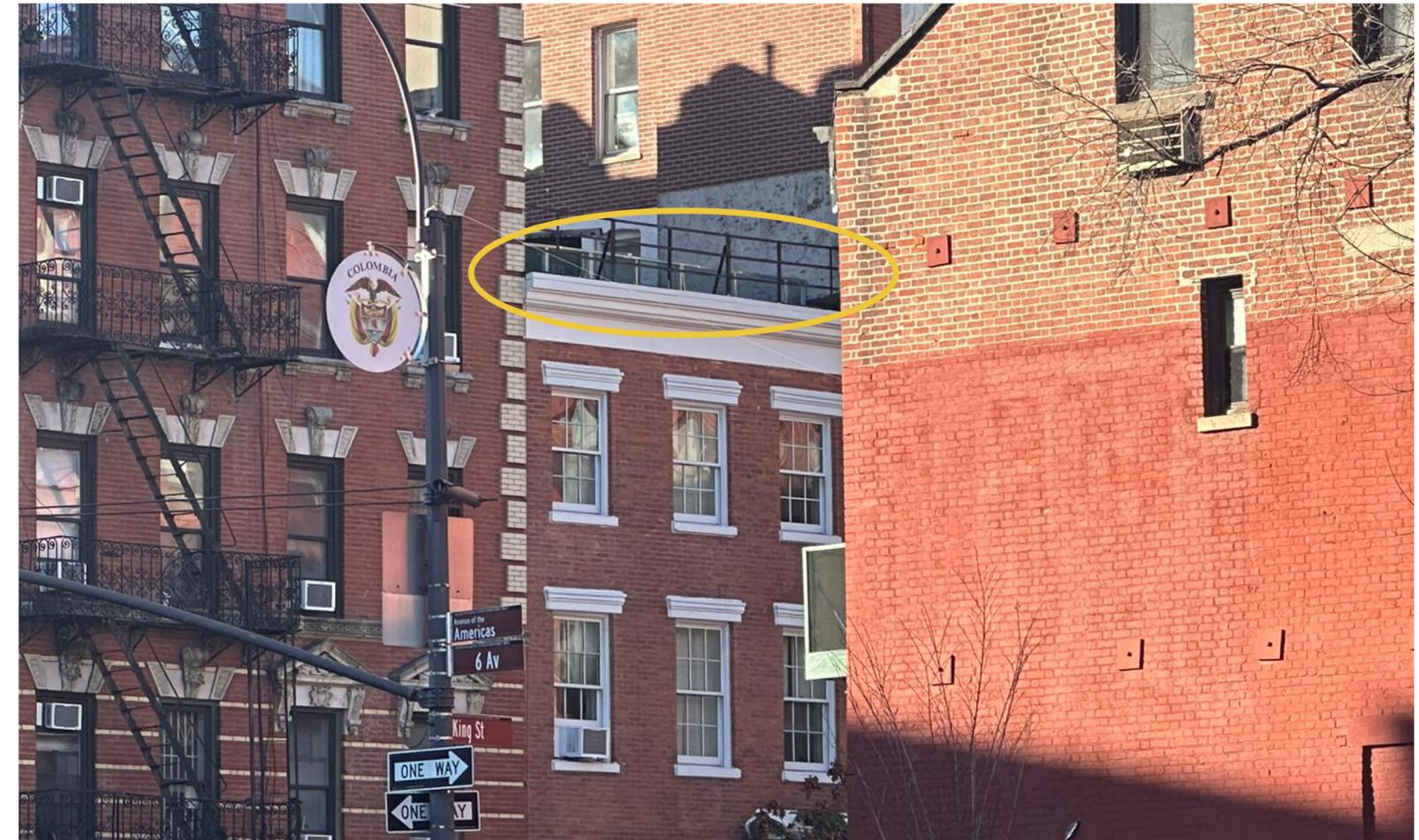
Visibility  
Mock-Up Photos

**NOTE:** Very limited visibility of top rail visible in limited location on King St.

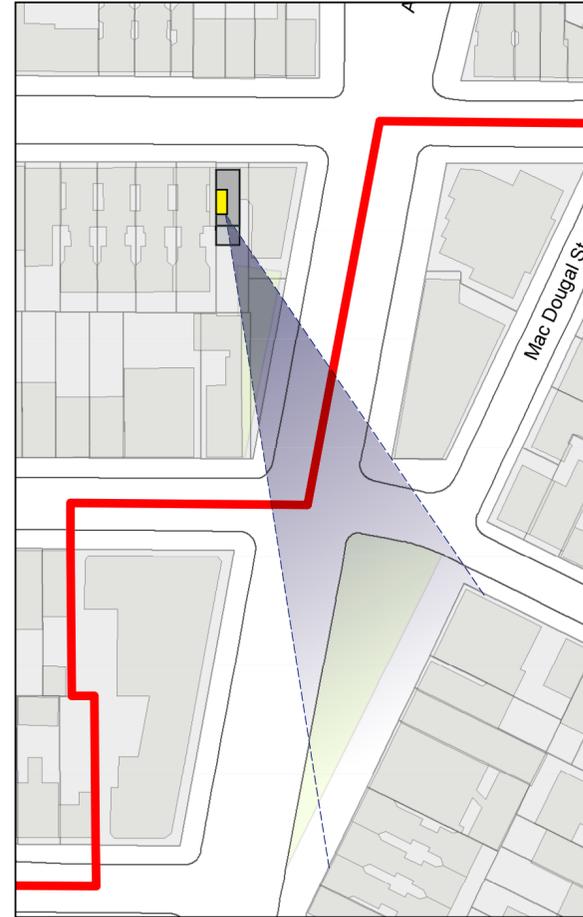


Visibility  
Mock-Up Photos

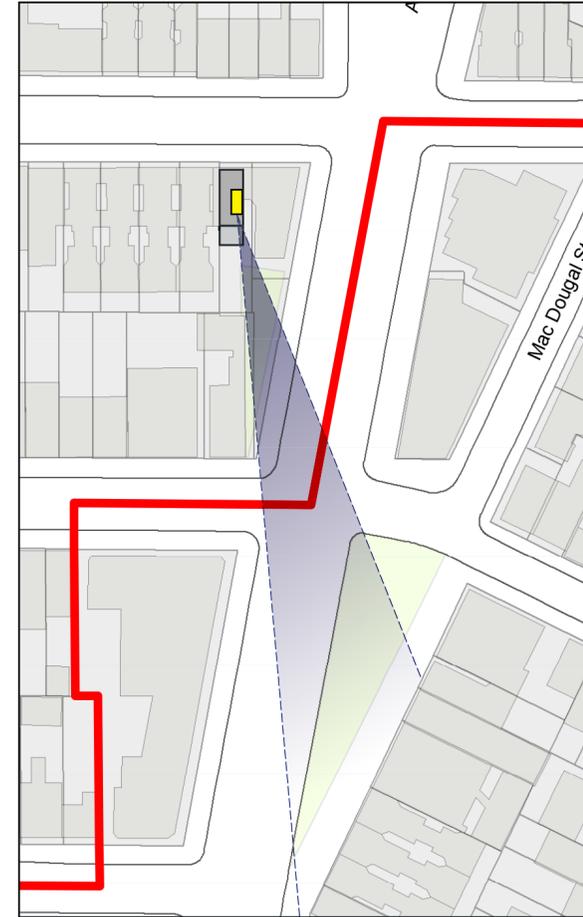
**NOTE:** Rail visibility at 6th Ave. between King Street and Houston Street



View Corridor to Roof Bulkhead  
Placement Strategy



Weighted West



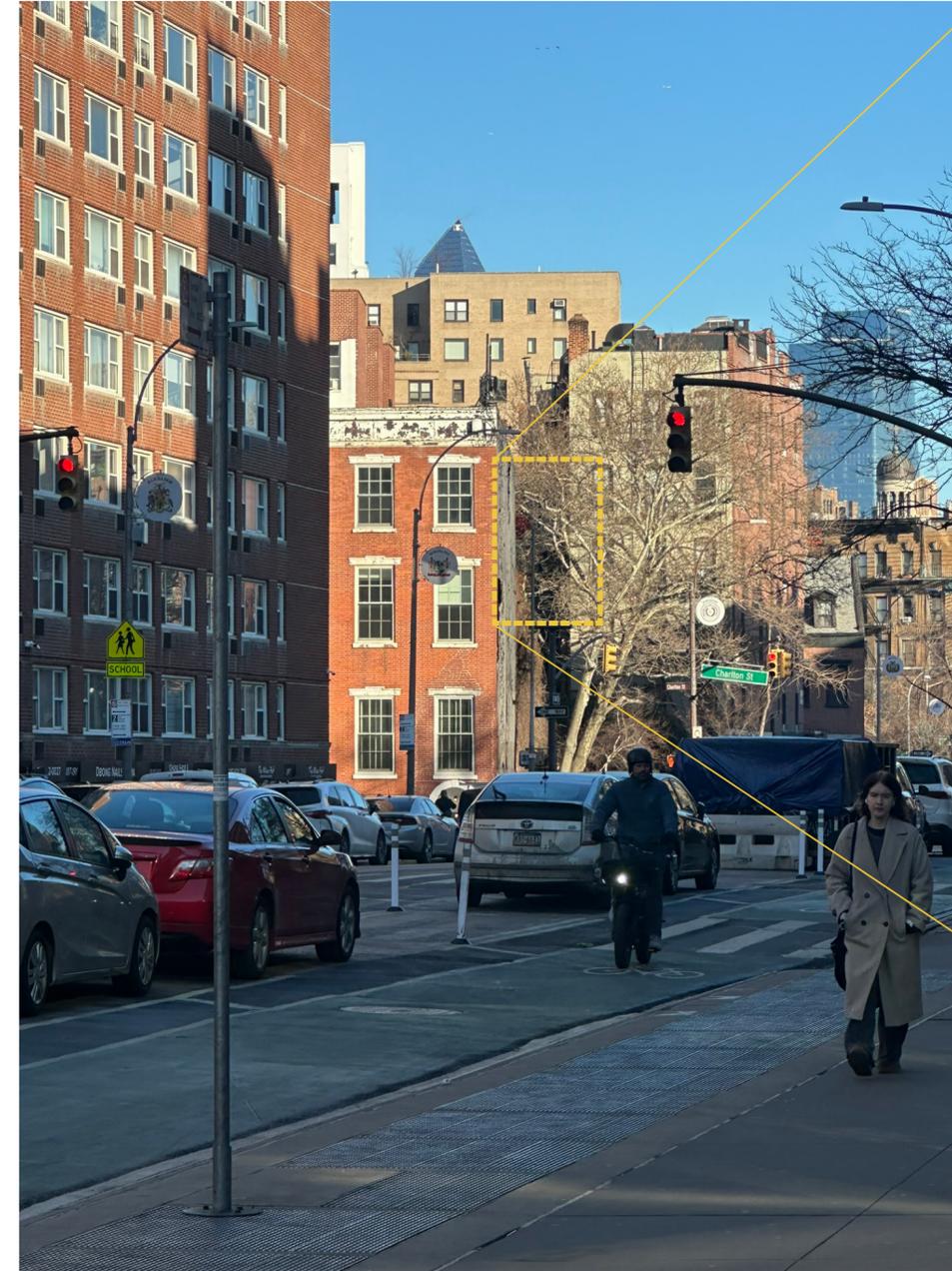
Weighted East

**Incidental Views along 6th Avenue Extension**  
Visible Mechanical Flues and Chimneys

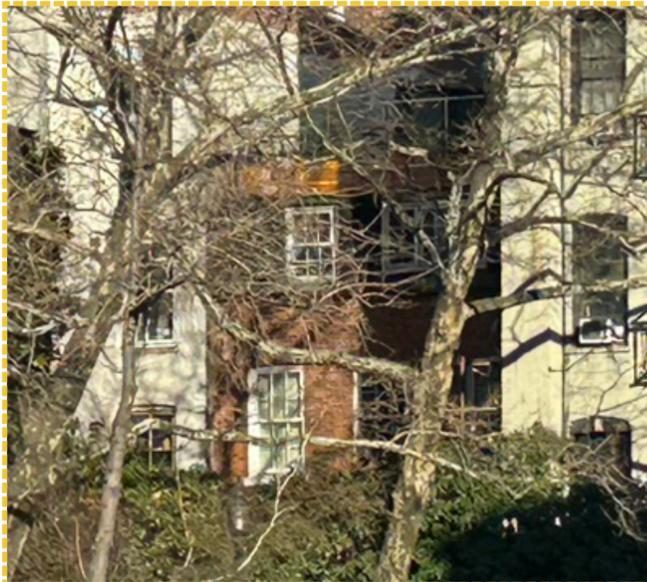


Visibility  
Mock-Up Photos

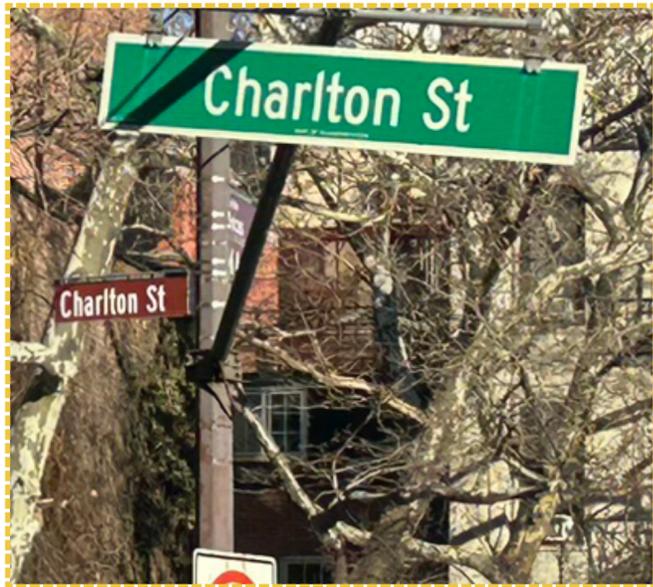
**NOTE:** We find it difficult to make out the visibility of the mockup just north of the corner of Spring and 6th Ave.



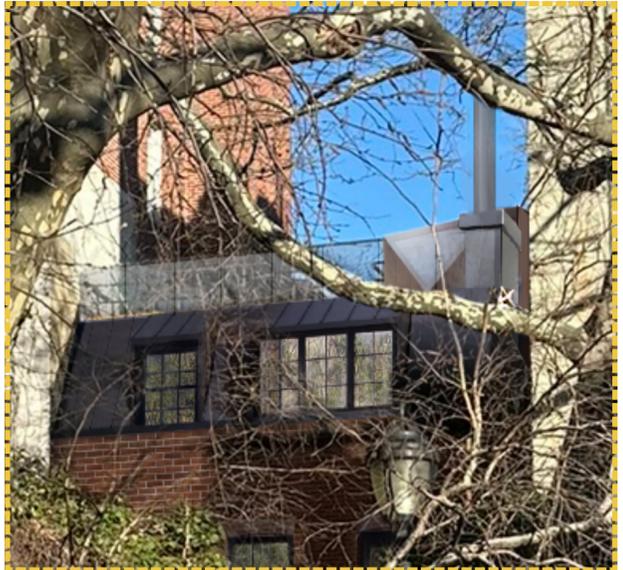
Visibility  
Mock-Up Photos and Photomontage



Visibility  
Mock-Up Photos and Photomontage



Visibility  
Mock-Up Photos and Photomontage



..... APPROX. LOCATION OF CHAINLINK FENCE  
///// APPROX. HEIGHT OF CMU WALL



THANK YOU!

- ① Rear yard addition
- ② Rooftop bulkhead and glass guardrails
- ③ Modification to mansard roof
- ④ Removal of metal lintel caps at front facade
- ⑤ Installation of aluminum-clad windows at front facade
- ⑥ Installation of stoop gate



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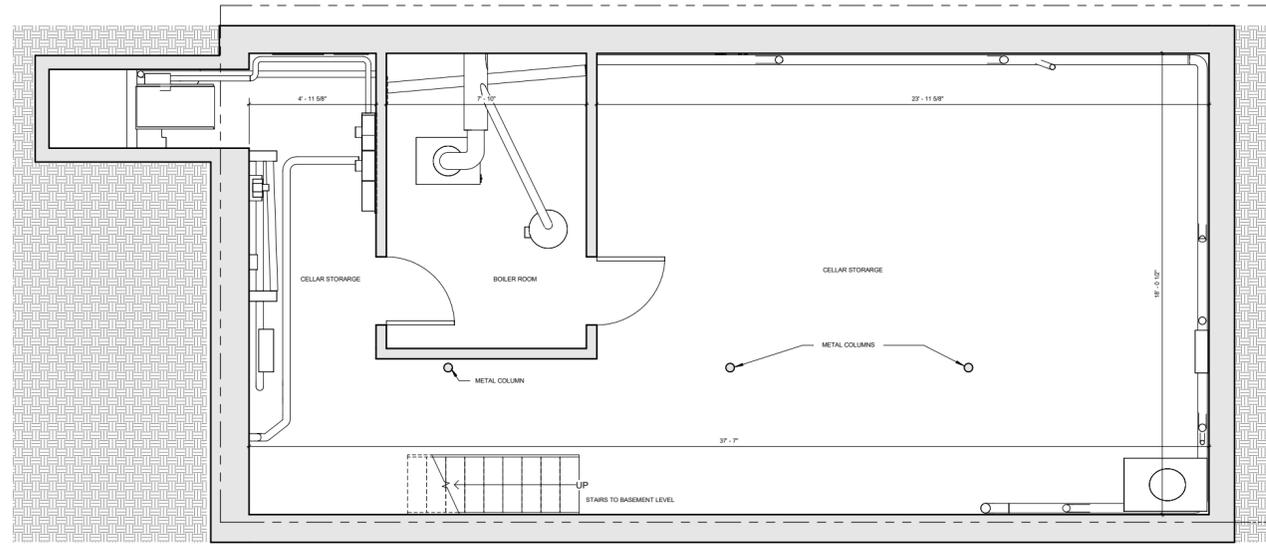
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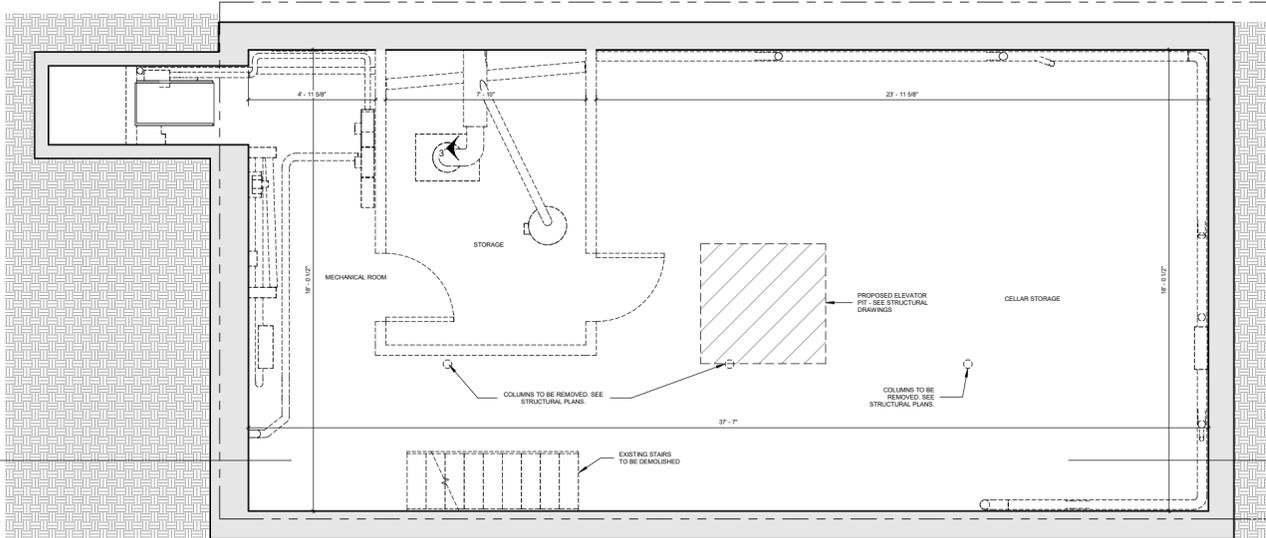
# APPENDIX

Visibility  
Non-Reflective Glass Sample on Roof





**02** CELLAR FLOOR EXISTING PLAN  
3/8" = 1'-0"



**01** CELLAR FLOOR DEMOLITION PLAN  
3/8" = 1'-0"

**DEMOLITION NOTES IN ALL INSTANCES:**

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED.
2. ALL FURNISHED PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPREPARED AS NEEDED.
3. EXISTING FLOORING TO BE FINISHED. FINISH FLOOR AND SUBFLOOR TO BE BRANDED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE BALANCED OR REUSED IN MEP PLAN. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR DUCTS.
6. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
7. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL JOIST LOCATIONS.
8. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

**Wiskup Architecture**

WISKUP ARCHITECTURE, PLLC  
New York, New York  
T. 945.162.0436  
www.wiskuparchitecture.com

1 9/9/2025 Schematic Design

NO. DATE ISSUE / REVISIONS

DOB STAMP

DOB SCAN

DOB NOW Job # XXXXXXX

PROJECT:  
20 KING STREET  
NEW YORK, NEW YORK  
10014

DRAWING TITLE:  
CELLAR - EXISTING  
PLAN & DEMOLITION  
PLAN

Seal: Project No. 25020  
Date: 12/12/2025  
Scale: As Indicated

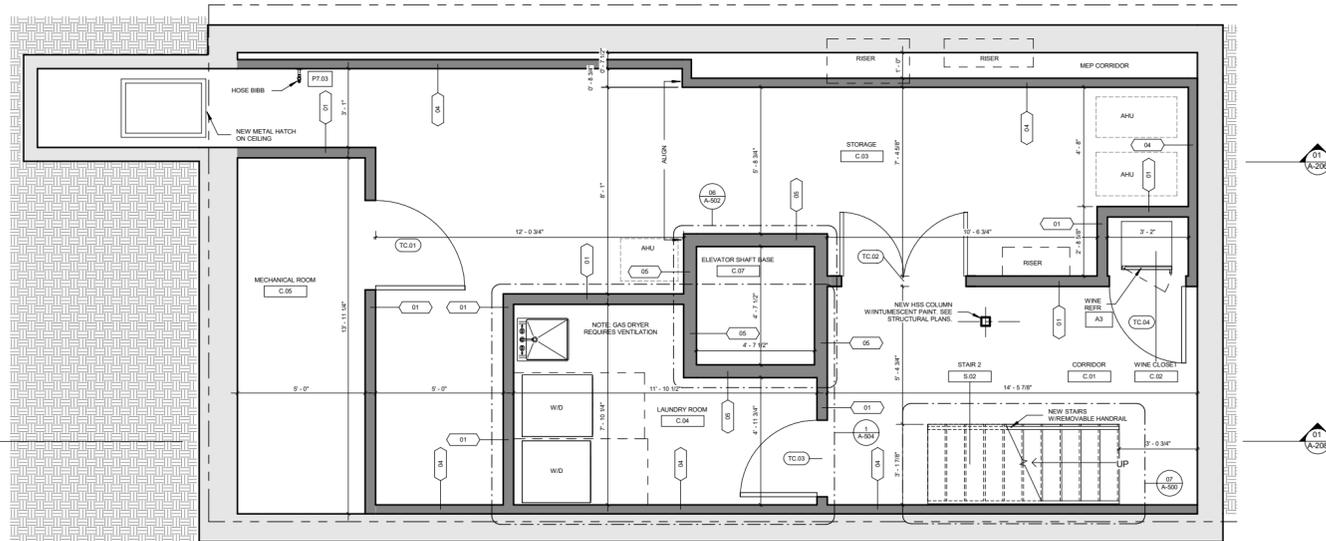
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**DM-100.00**

Sheet 13 of 49

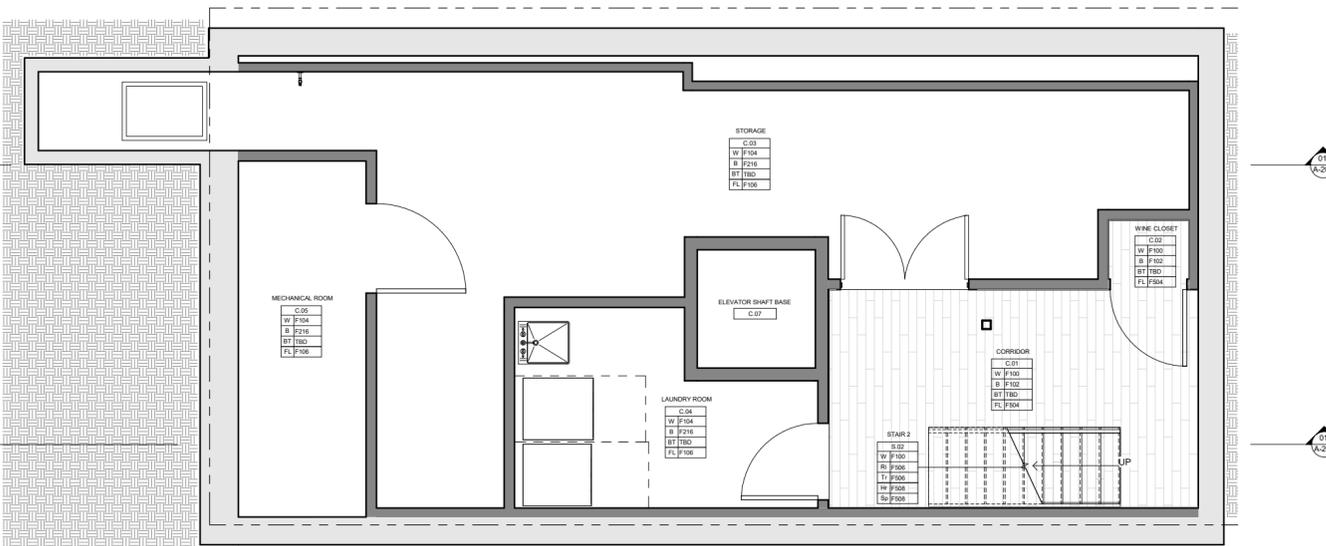
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**02** CELLAR CONSTRUCTION PLAN  
3/8" = 1'-0"



**01** CELLAR FINISHES PLAN  
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

**Wiskup Architecture**

WISKUP ARCHITECTURE, PLLC  
New York, New York  
T. 945.162.0436  
www.wiskuparchitecture.com

1	9/9/2025	Schematic Design
NO.	DATE	ISSUE / REVISIONS

DOB STAMP

DOB SCAN

DOB NOW Job # XXXXXXXX

PROJECT:  
20 KING STREET  
NEW YORK, NEW YORK  
10014

DRAWING TITLE:  
CELLAR -  
CONSTRUCTION PLAN &  
FINISHES PLAN

Seal: Project No. 25020  
Date: 12/12/2025  
Scale: As Indicated

Drawing No.:

**A-100.00**

Sheet 19 of 49

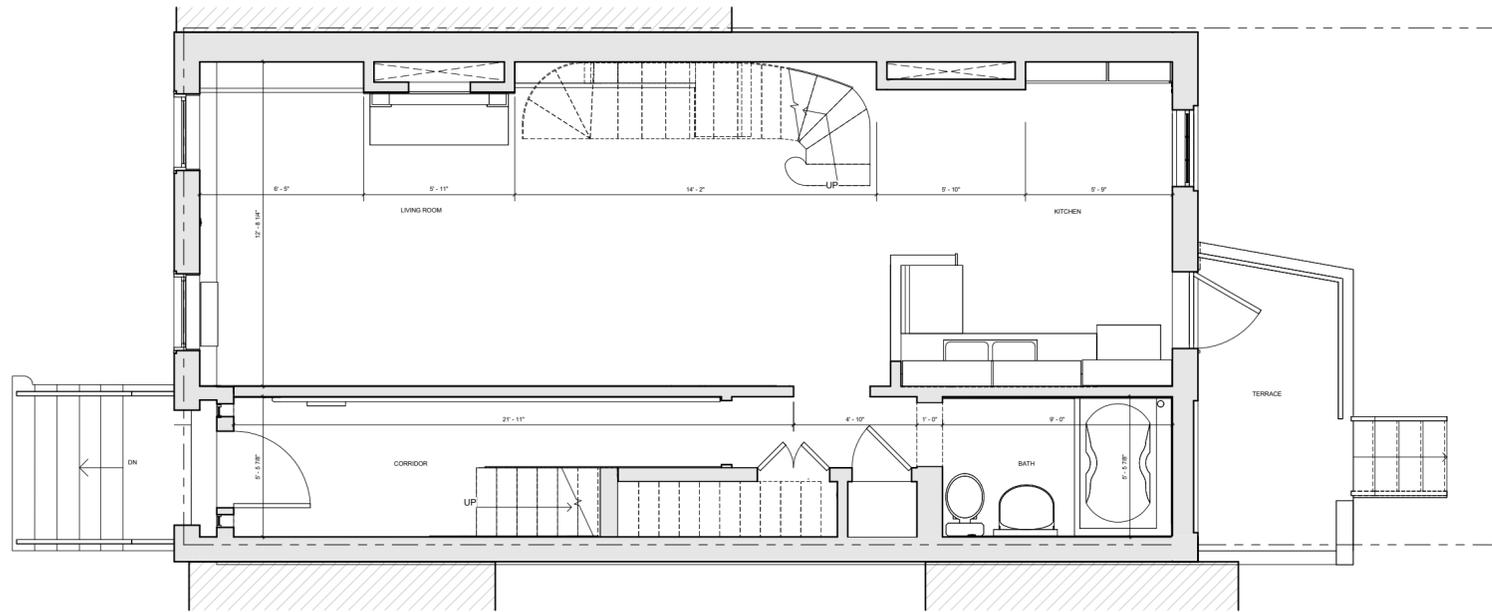
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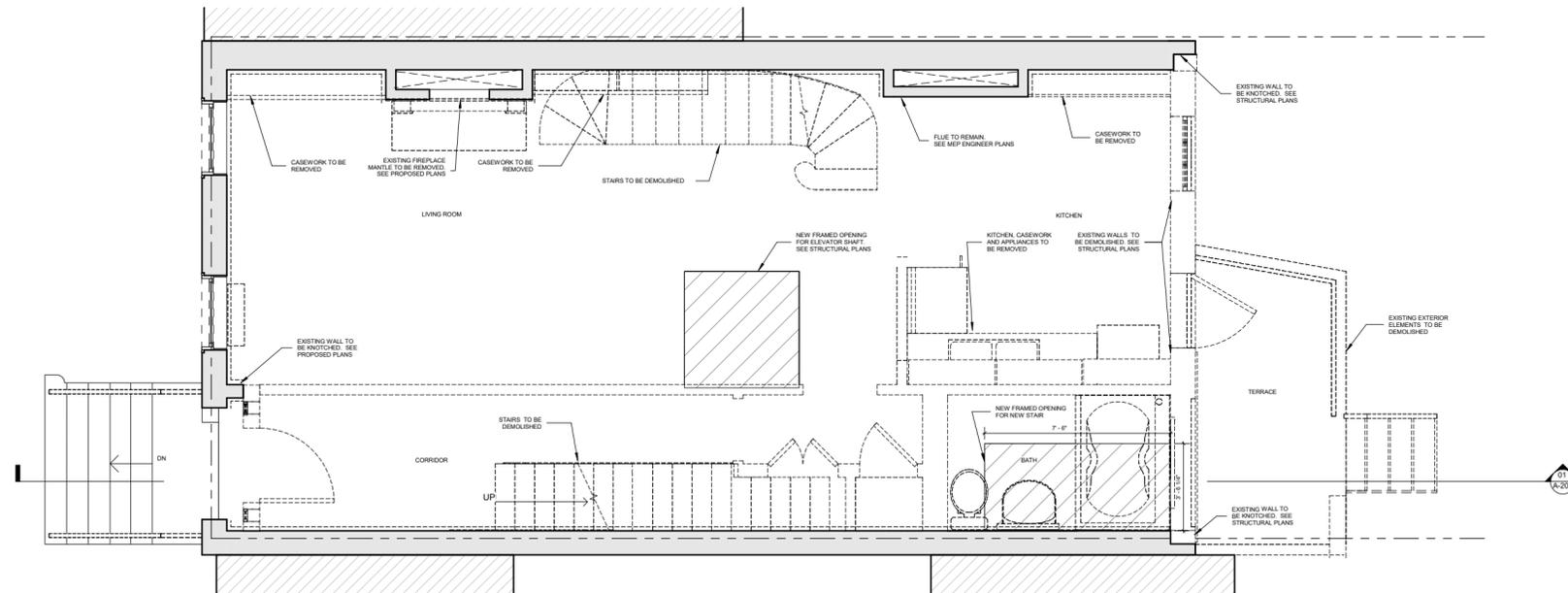








**02** PARLOR EXISTING PLAN  
3/8" = 1'-0"



**01** PARLOR FLOOR DEMOLITION PLAN  
3/8" = 1'-0"

**DEMOLITION NOTES IN ALL INSTANCES:**

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPAIRED AS NEEDED.
3. EXISTING FLOORING TO BE IN PLACE. FINISH FLOOR AND SUBFLOOR TO BE BRANDED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE MAINTAINED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR DUCTS.
8. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL JOIST LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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DRAWING TITLE:  
PARLOR FLOOR -  
EXISTING PLAN &  
DEMOLITION PLAN

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	Date: 12/12/2025
	Scale: As Indicated

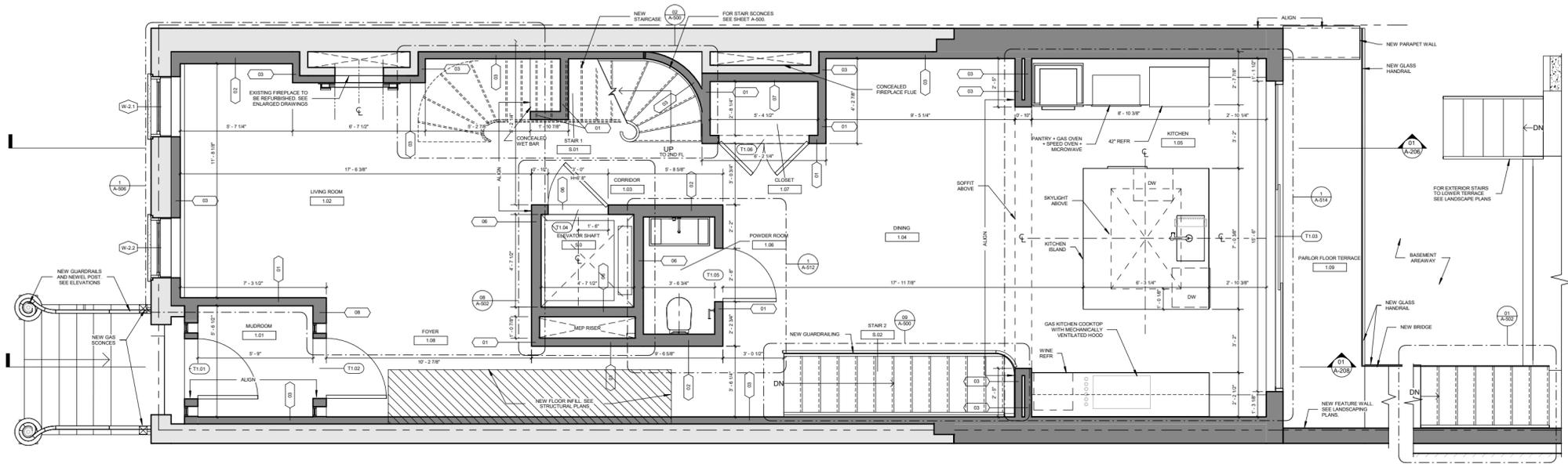
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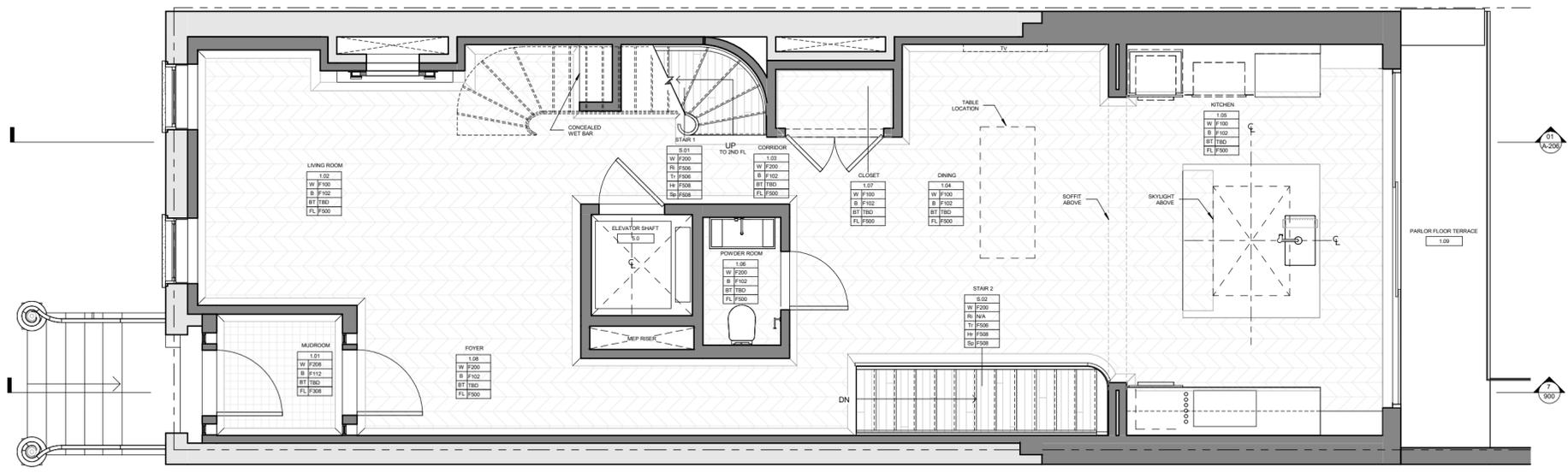
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**02** PARLOR FLOOR CONSTRUCTION PLAN  
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.
  - 2.



**01** PARLOR FLOOR FINISHES PLAN  
3/8" = 1'-0"

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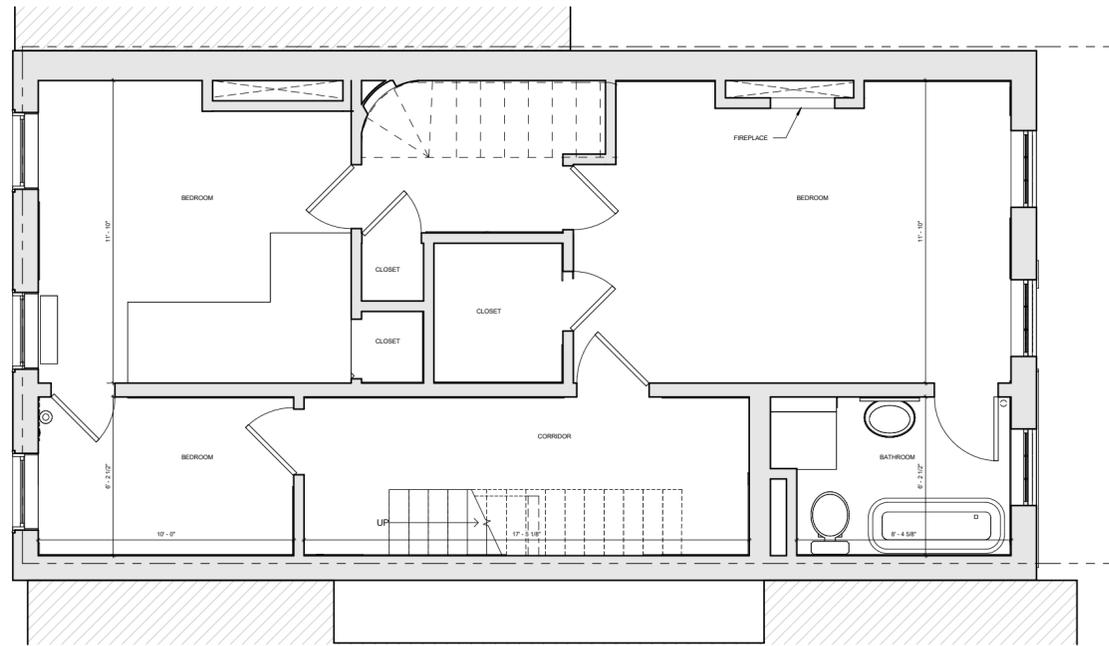
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**PARLOR FLOOR -  
CONSTRUCTION PLAN &  
FINISHES PLAN**

Project No:  
25020  
Date:  
12/12/2025  
Scale:  
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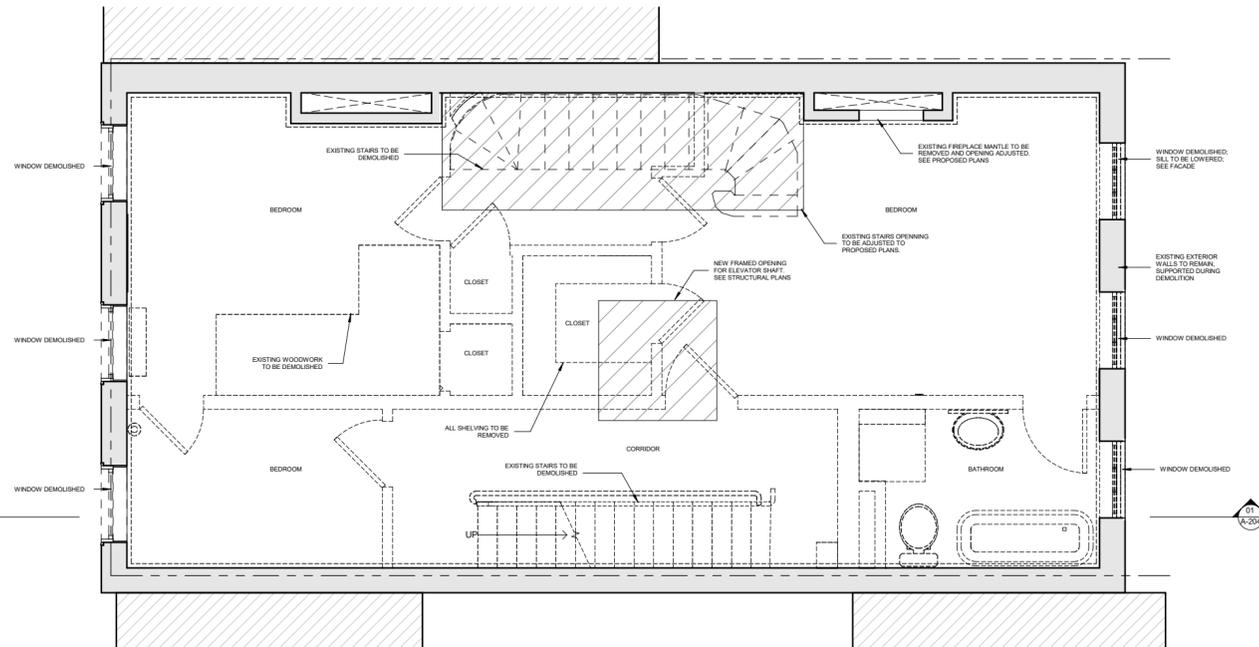
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**02** SECOND FLOOR EXISTING PLAN  
3/8" = 1'-0"



**01** SECOND FLOOR DEMOLITION PLAN  
3/8" = 1'-0"

- DEMOLITION NOTES IN ALL INSTANCES:**
1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
  2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPAIRED AS NEEDED.
  3. EXISTING FLOORING TO BE IN PLACE. FINISH FLOOR AND SUBFLOOR TO BE BRANCHED AND REPLACED. SEE STRUCTURAL DRAWINGS.
  4. ALL EXISTING MASONRY TO BE REMOVED.
  5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE BALANCED OR REUSED IN MEP PLANS. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
  6. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR THE FOLLOWING:
  7. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
  8. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL JOIST LOCATIONS.
  9. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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2ND FLOOR - EXISTING  
PLAN & DEMOLITION  
PLAN

Seal:  
Project No:  
25020  
Date:  
12/12/2025  
Scale:  
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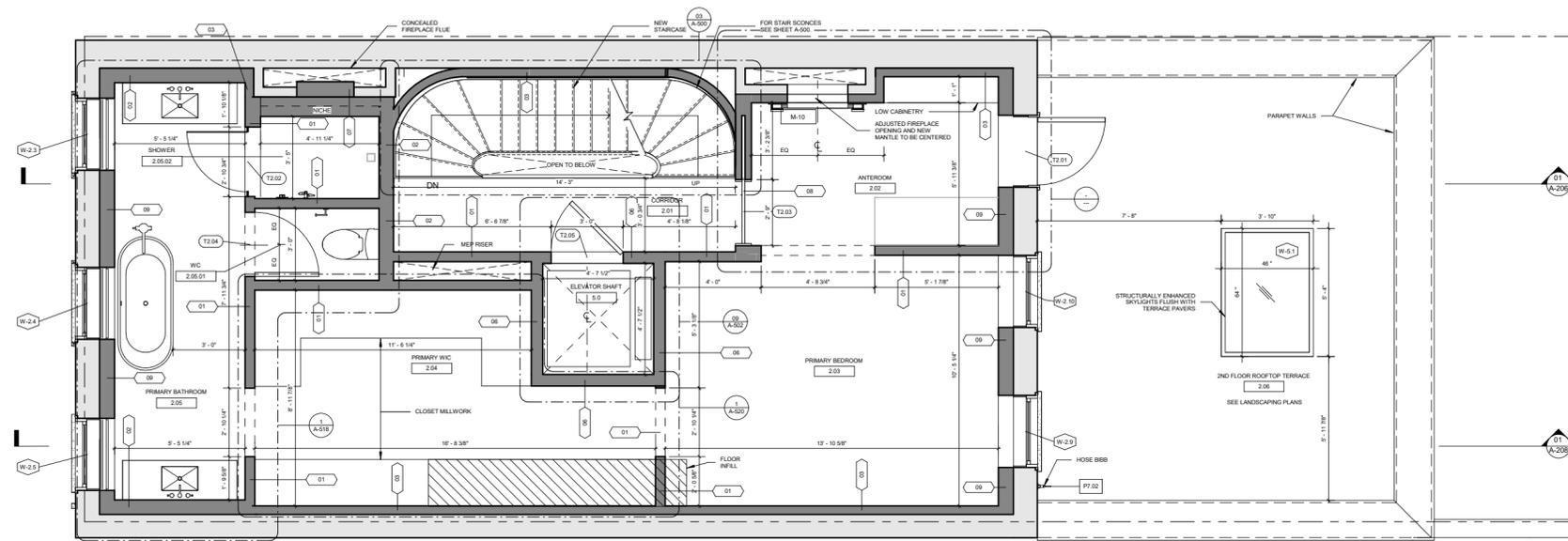
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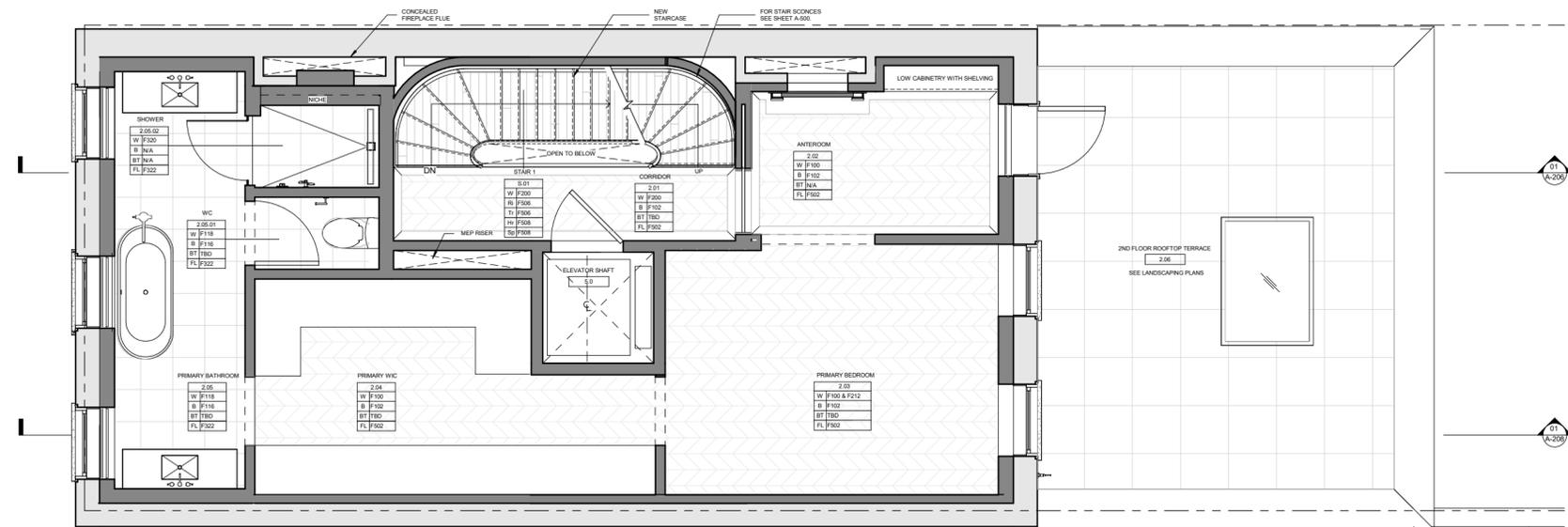
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**02** SECOND FLOOR CONSTRUCTION PLAN  
3/8" = 1'-0"



**01** SECOND FLOOR FINISHES PLAN  
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
  2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

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DRAWING TITLE:  
2ND FLOOR -  
CONSTRUCTION PLAN &  
FINISHES PLAN

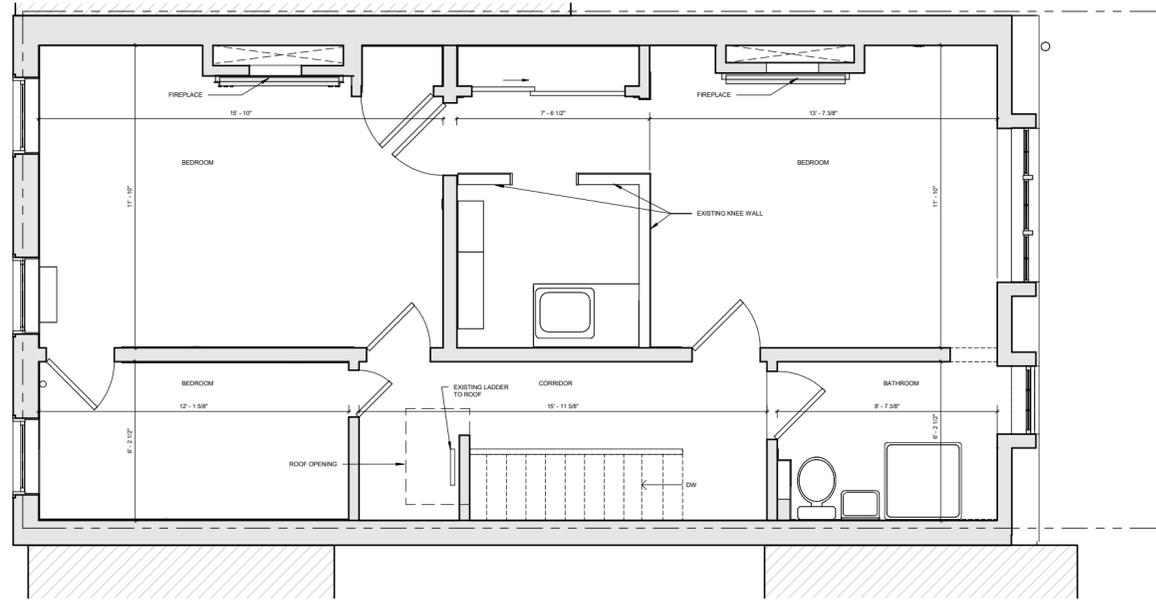
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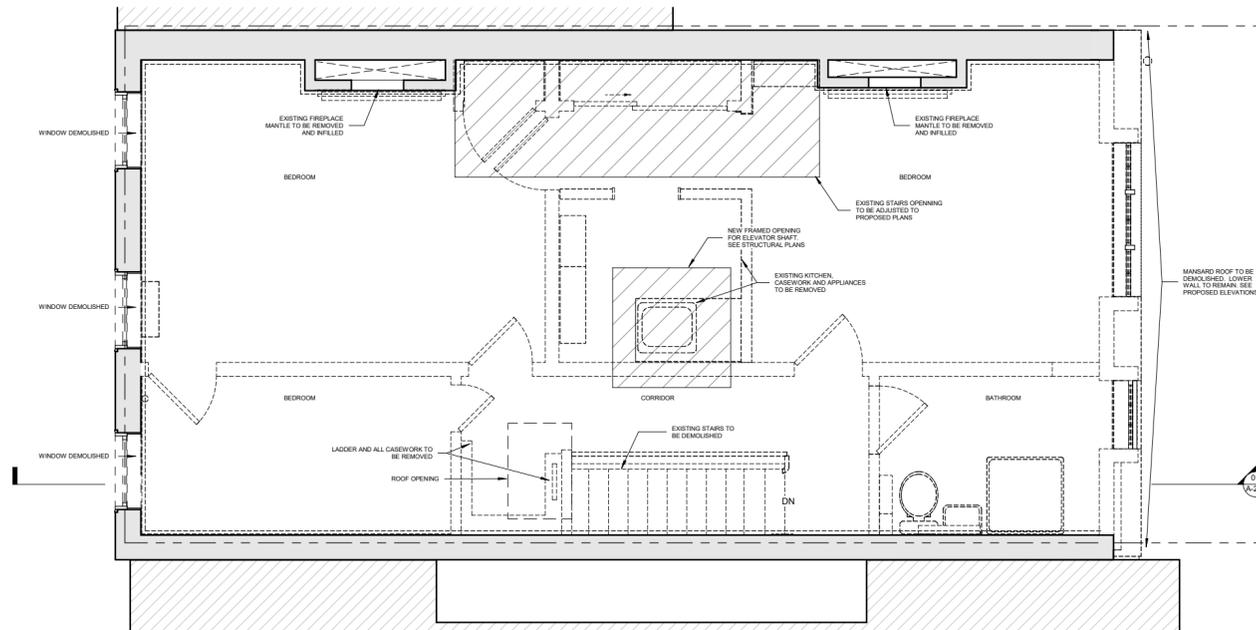
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**02** THIRD FLOOR EXISTING PLAN  
3/8" = 1'-0"



**01** THIRD FLOOR DEMOLITION PLAN  
3/8" = 1'-0"

**DEMOLITION NOTES IN ALL INSTANCES:**

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPREPARED AS NEEDED.
3. EXISTING FLOORING TO BE IN PLACE. FINISH FLOOR AND SUBFLOOR TO BE BRANDED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE MAINTAINED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR THE:
  - a. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
  - b. ALL JOIST LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL EXACT LOCATIONS.
  - c. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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DRAWING TITLE:  
3RD FLOOR - EXISTING  
PLAN & DEMOLITION  
PLAN

Seal: Project No. 25020  
Date: 12/12/2025  
Scale: As Indicated

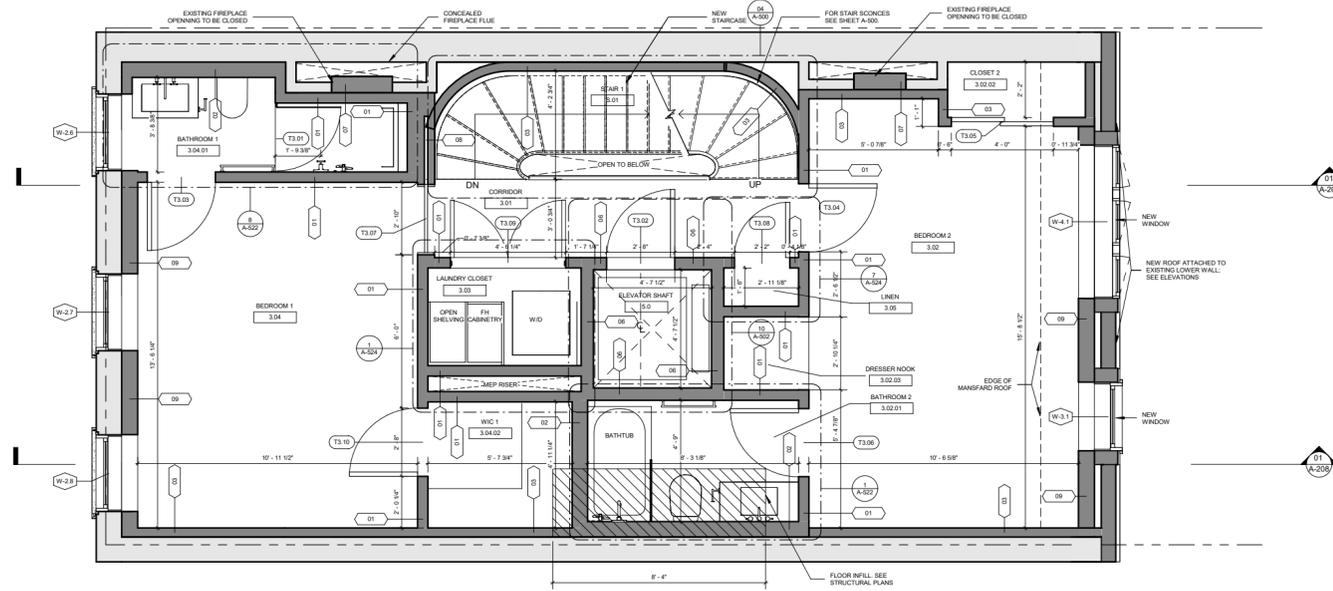
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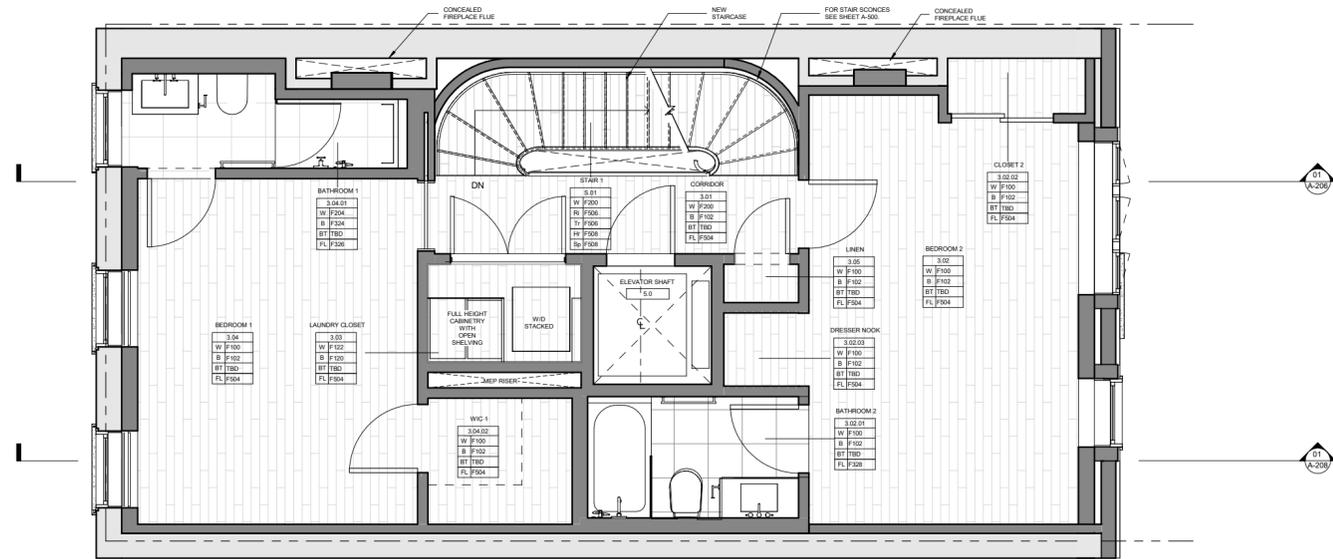
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**02** THIRD CONSTRUCTION PLAN  
3/8" = 1'-0"



**01** THIRD FLOOR FINISHES PLAN  
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
  2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

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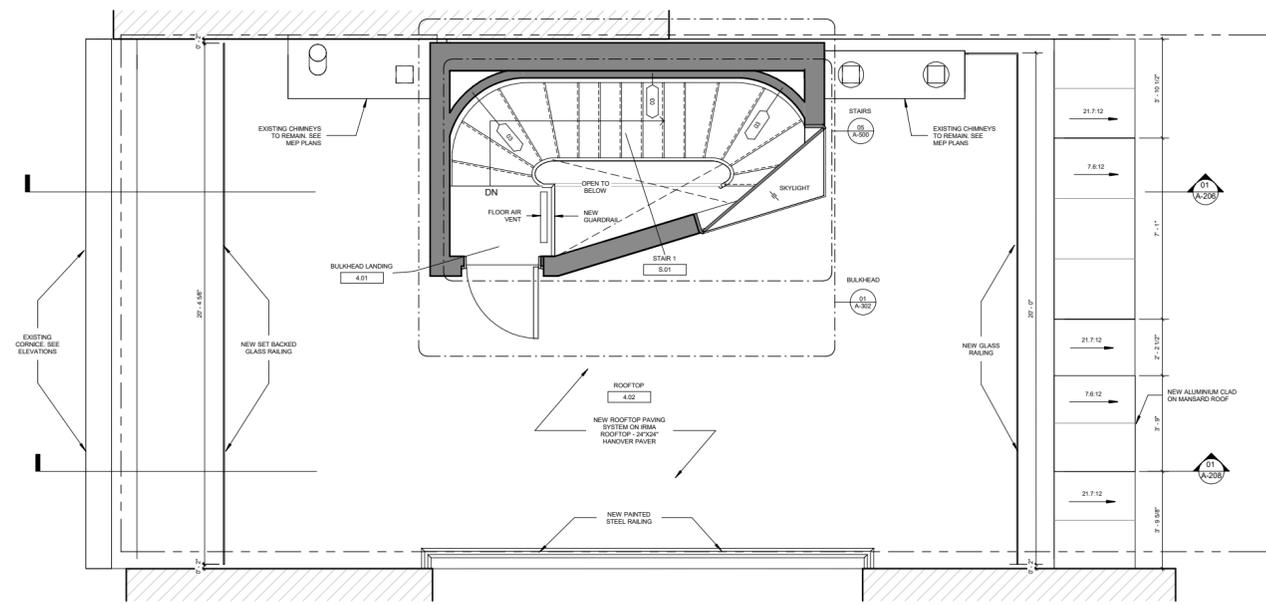
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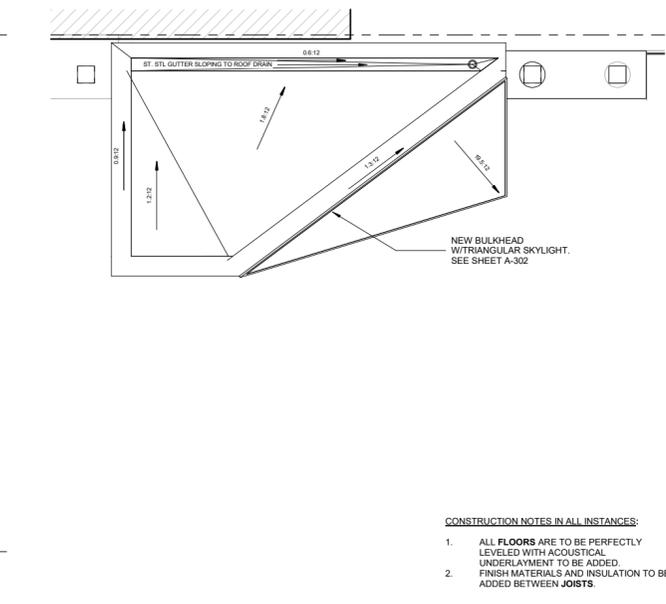
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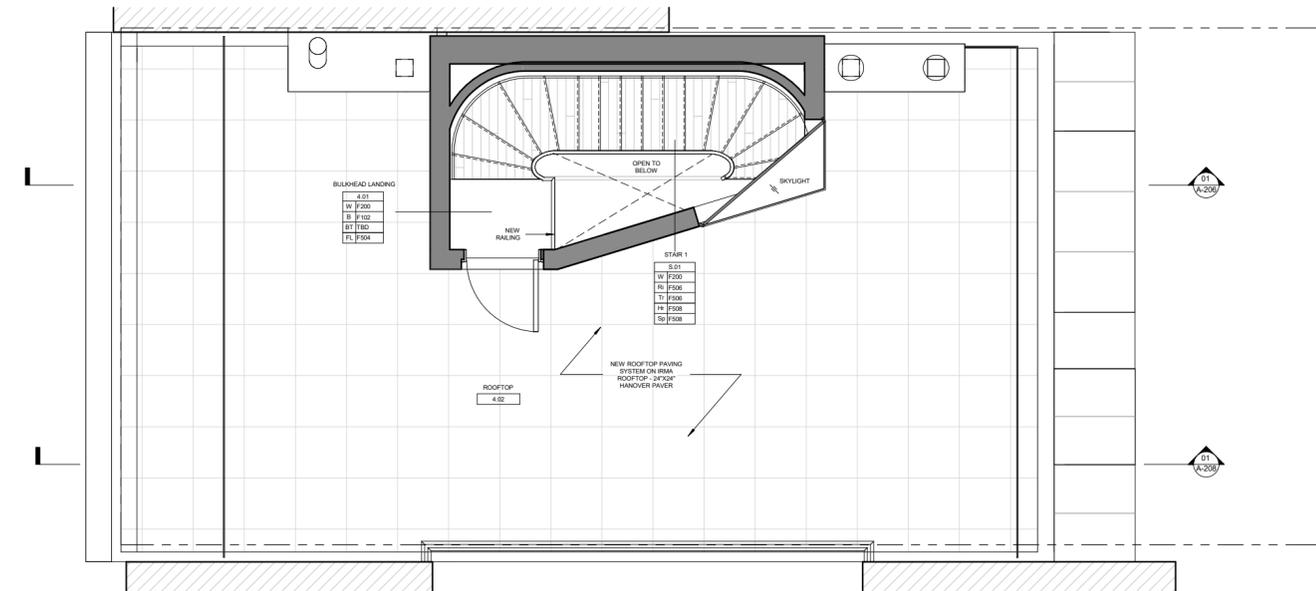


**02** ROOF CONSTRUCTION PLAN  
3/8" = 1'-0"



**03** BULKHEAD ROOF PLAN  
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.



**01** ROOF FINISHES PLAN  
3/8" = 1'-0"

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ROOF, ROOF BULKHEAD  
CONSTRUCTION PLAN &  
FINISHES PLAN

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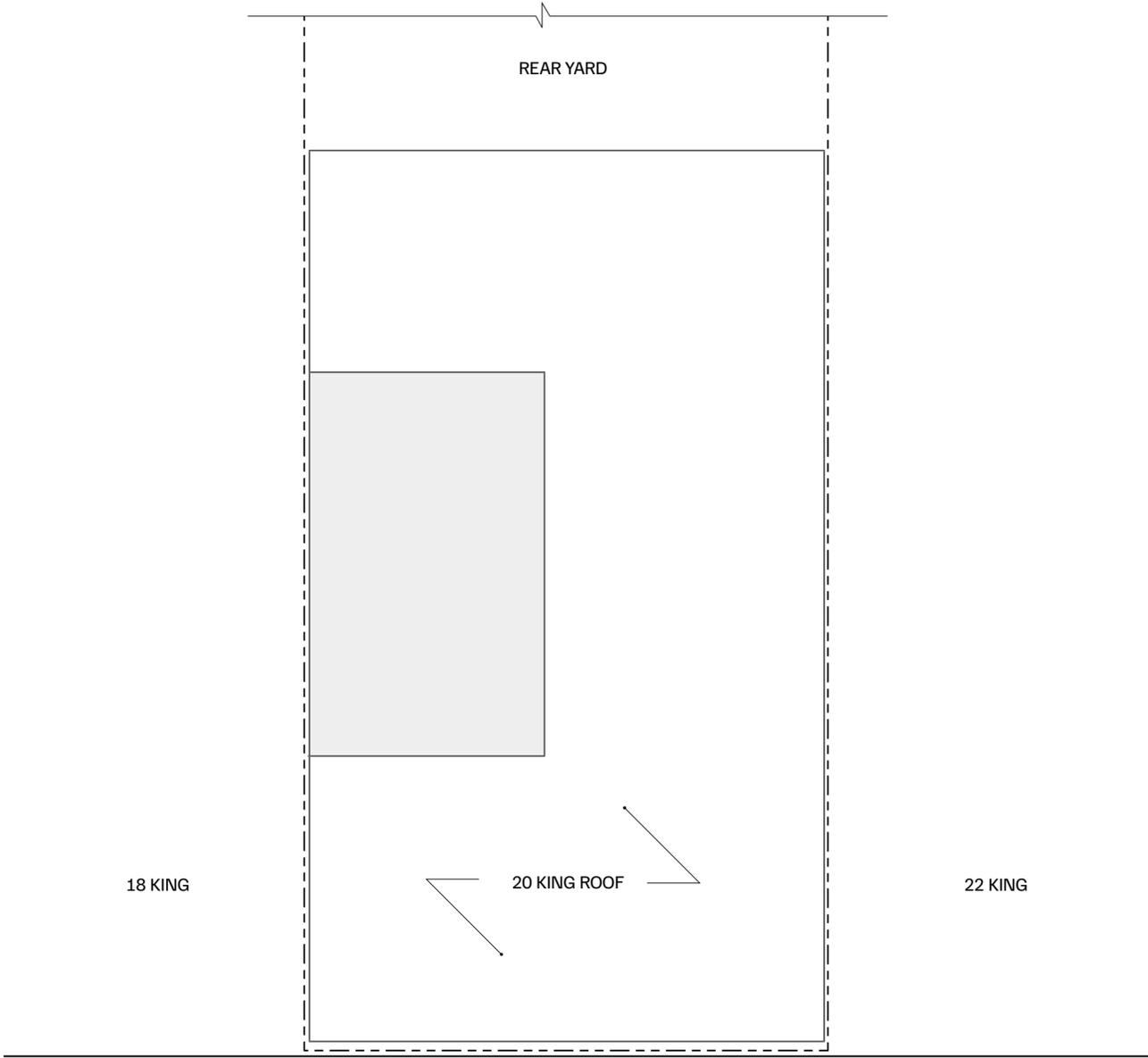
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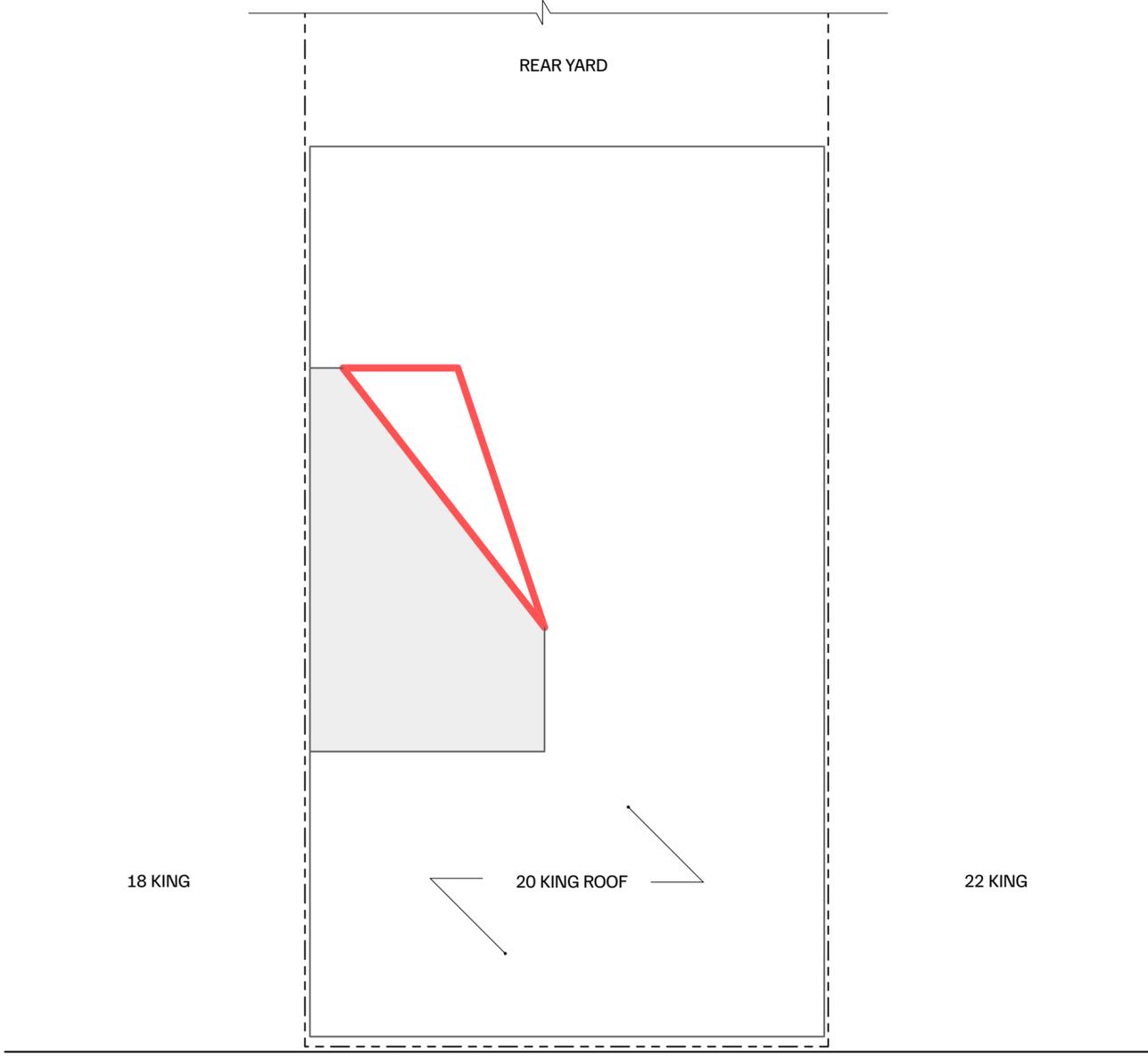
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**Bulkhead Massing: Sculpted Volume**



**BULKHEAD ENVELOPE**



**PROPOSED SCULPTED VOLUME**